

gth



Steps Farmhouse

Bilbrook - Somerset



STEPS FARMHOUSE

Bilbrook - Somerset - TA24 6HE

Minehead 5.7 miles; Williton 3.2 miles; Taunton 21.4 miles



A charming 16th Century Farmhouse with three double bedrooms and a further four double ensuite lettings rooms. This property is currently set up as a successful B & B benefitting from an exceptionally well presented selection of rooms, a guest breakfast room and picturesque gardens with views over neighbouring countryside.

Viewing by appointment only through the Sole agents:

Greenslade Taylor Hunt, 9 Fore Street, Williton, Somerset TA4 4PX

Tel: 01984 632167 Email: residential.williton@gth.net

DESCRIPTION

Steps Farmhouse sits in the pretty and historic hamlet of Billbrook, just a few miles from Minehead and Williton.

Built in the 16th century this former Farmhouse offers an abundance of characterful features including original exposed beams, historic muntin walls, deep window sills, exposed stonework, inglenook fireplaces and large, heavy studded doors. The main living accommodation is beautifully appointed with light and spacious rooms carefully and lovingly decorated to create the most warm and welcoming abode. The property has been a B&B for over 25 years with four luxury lettings rooms, designed to create a feeling of individuality with a touch of opulence, housed in a converted barn attached to the side of the main house. The beautiful gardens offer a decadent space to sit with a drink and soak up the Somerset countryside.

SITUATION

The property is situated in the small hamlet of Bilbrook about six miles from Minehead and three miles from Williton. The County town of Taunton with its wide range of shops and leisure facilities and access to the motorway and main railway line network is approximately twenty miles from the property. Many of the well known West Somerset attractions and Quantock Hills are within easy motoring distance.

ACCOMMODATION

Entrance to Kitchen - window and door to rear elevation over looking courtyard, stained glass feature window, modern fitted farmhouse style kitchen with central island, inset Belfast sink with mixer tap over, ample cupboard space with solid oak counter tops, space for fridge freezer and dishwasher, SMEG range cooker with induction hob top and extractor above, integrated wine rack, space for dining table and chairs, ceramic wall tiles and ceramic floor tiles, underfloor heating.

Dining Room/Breakfast Room - window to front elevation, feature fire place with exposed stonework, historic muntin wall, alcove, radiator, fitted carpet.

Living Room - Window to front elevation, historic muntin wall, inglenook fireplace with stone surround, multifuel stove, integrated storage cupboards, radiator, fitted carpets.

Therapy Room - window to rear elevation, laminate flooring, en-suite shower room with shower unit, toilet, handwash basin, ceramic wall tiles and vinyl floor covering.

Storage Room - window to rear elevation, door to side elevation, storage cupboard, electric and light power.

Front Porch - heavy, studded front door, quarry stone floor tiles, door to second entrance.

Landing - stairs to first floor, integrated storage cupboards, access to loft, window to rear elevation, space for office area, radiator, fitted carpet.

Master Bedroom/en-suite - window to rear elevation, radiator, fitted carpet, en-suite comprising: shower unit, toilet and hand-wash basin with vanity unit. wood floor and ceramic wall tiles.

Bedroom 2/en-suite - window to side elevation, access to loft, radiator, fitted carpet, en-suite comprising: bath, shower unit, toilet, hand-wash basin, aqua wall panels, vinyl floor covering.

Bedroom 3- window to front elevation, radiator, fitted carpet. Shower Room- window to rear elevation, shower unit, toilet, hand-wash basin, wood panelled walls, wood flooring, ceramic wall tiles.

Letting Room 1 Double - glass panel door and window to rear elevation over looking courtyard, integrated storage cupboards, breakfast area for tea and coffee, wood panelled walls, radiator, fitted carpet, en-suite: bathroom with window to rear, bath and shower over, toilet, hand-wash basin, radiator, heated towel rail, ceramic wall and floor tiles.

Letting Room 2 Double - Glass panel door to rear, window to rear, radiator, fitted carpet, en-suite shower with shower unit, toilet and handwash basin, window to side elevation, heated towel rail, ceramic wall tiles and vinyl floor covering.

Letting Room 3 - Twin Room with glass panel door to rear and window to side, radiator, fitted carpet, en-suite with shower unit, toilet and handwash basin, heated towel rail, ceramic wall tiles and vinyl floor covering.

Letting Room 4 - Family Room- glass panel door and windows to rear, over looking the gardens, sun terrace with seating, integrated storage cupboards, radiator, fitted carpets, en-suite shower room with shower unit, toilet and handwash basin with vanity unit, ceramic wall tiles and vinyl floor covering.

Workshop - door to front, window to side elevation, electric and light power.

Garden Summer House - Luxury log cabin with heavy railway sleeper flooring, fitted bar area, window to side and double, bi-folding doors to front.



GARDENS & GROUNDS

Steps Farmhouse is approached over the grounds of a neighbouring property, giving way to a large private car park lined with high, well kept conifers and parking for approximately for 7/8 vehicles. A pretty stone chipped courtyard with some mature shrubs and climbing Wisteria offers an area for seating and dining and leads to the main entrance of the property. To the front of the property is a cobbled walkway which leads to the side entrance of the farmhouse. There is a well kept garden

area laid to lawn with some attractive box hedging and some established plants and shrubs. To the rear of the property is a level garden laid to lawn with pleasant countryside views and a newly constructed summer house offering a sheltered area for guests to enjoy drinks and relax in the peaceful grounds. A pretty archway gives way to a gravelled area with storage shed/workshop, storage container, poly tunnel and further seating.

DIRECTIONS

From our office in Williton, continue out of the village towards Minehead. Upon reaching the "Tropiquaria" roundabout, go straight over and continue towards Washford. Continue through the village of Washford and stay on the A39 for approximately 3/4 mile. Steps Farmhouse can be found on your left hand side with the sign outside.

SERVICES & OUTGOINGS

Mains water, drainage and electricity.
Oil fired central heating.

Somerset County Council Tax Band - F

EPC Rating - F

///WHAT3WORDS

For the precise location download the What3words app and use the following address/combination: hillsides.lanes.grills





Steps Farmhouse, Bilbrook, Minehead, TA24 6HE

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E		
(21-38)	F	33	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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