



Substantial 17th Century former farmhouse, refurbished and presented to an extremely high standard throughout and offering impressive and versatile accommodation within an attractive character property. Flexible business opportunity as a bed and breakfast, or a self-catering holiday home and benefitting from planning permission allowing change of use to a residential dwelling. Offering 6 Individual Bedrooms, Guest Lounge, Dining Room/Owner's Lounge, Kitchen/Breakfast Room, Study, Sauna, Gardens and Private Parking. Situated close to the moors and the coast and offering the opportunity to develop the business and property in a style to suit incoming operators and benefit from the refurbishments that have been carried out. Must be viewed to be appreciated.

FAIRFIELD HOUSE

51 LONG STREET, WILLITON, TAUNTON, SOMERSET TA4 4QY
FREEHOLD OFFERS IN THE REGION OF £550,000 REF: 6009

Suite B, Castle View Barns, Woodmanton, Exeter, Devon, EX5 1HQ Tel: 01392 201262

Email: info@stonesmith.co.uk Web: www.stonesmith.co.uk

Applicants are requested to make appointments to view and conduct negotiations through the Agents. No responsibility can be accepted for any expense incurred by fruitless journeys. Stonesmith for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Stonesmith has any authority to make or give any representation or warranty whatever in relation to this property. The word "property" throughout shall include business and trade contents if appropriate.

THE PROPERTY

Fairfield House is an attractive and impressive character former farmhouse with origins reputed to date back over 300 years, but which is not Listed. Fairfield House has been the subject of considerable refurbishment and renovation to high standards by our clients during their 13 years of ownership and consequently the property is presented to a high standard throughout. Works include the remodelling of the accommodation, the installation of new Ensuite facilities, gas-fired central heating system, re-wiring, re-plumbing, redecoration and the installation of a fire alarm system. The property now offers 6 individual Bedrooms (4 Ensuite), Entrance Hall, Reception Area, Sitting Room, Dining Room, Kitchen/Breakfast Room, Study/Treatment Room, Sauna with Shower Room and a Utility Room. Externally it benefits from a prominent main road frontage with signage and the gardens incorporating Lawned Areas to the front and rear, gravelled Courtyard Area, Car Parking for space for around 6 vehicles and a Hot Tub with Decked Seating Area. The generously proportioned accommodation is equipped with gas-fired central heating, double glazing and is arranged over two floors. The current owners have used the property in a variety of ways to provide a valuable income, including as a Bed & Breakfast, as a yoga retreat, running specialist cooking workshops and more recently as a large Self-Catering Holiday Let. **It should be noted that the property also benefits from planning permission allowing the change of use of the property to a residential dwelling.** A viewing is recommended in order to fully appreciate the flexibility and versatility of this well presented and well-proportioned character property. A floorplan is available upon request.



SITUATION

Fairfield House is prominently situated alongside the A39 within a short walk of Williton shops and amenities as well as the station of the West Somerset Steam Railway. Williton is a few miles from the coast at Watchet and Somerset's premier coastal resort of Minehead is approximately 9 miles. The County Town of Taunton,

which has a mainline rail link to London, and access to the motorway network, is approximately 15 miles. Exmoor National Park, Quantock Hills and the Brendon Hills, together with the West Somerset coastline are all close at hand with many renowned beauty spots easily accessible.



INTERNAL DETAILS

Main entrance doors into the front and rear leading to **Entrance Hall** with part tiled and part timber flooring, stairs to first floor, timber panelled walls to dado height. **Reception** (4.2m x 2.9m) with tiled floor and reception counter. **Guest Lounge** (5.4m x 4.9m), a double aspect room with recessed stone fireplace with beam over and inset wood burner, exposed timber flooring, sofas and seating areas. **Dining Room** (7.9m x 4.8m), an attractive and versatile room with bamboo flooring, large feature former stone fireplace with beam over, exposed ceiling timbers, door to garden and freestanding wooden tables and chairs comfortably seating 12 guests with space for many more. **Sauna Room with Ensuite Shower Room** with an infrared sauna. **Study/Treatment Room** (3.4m x 2.2m) with bamboo flooring. **Kitchen/Breakfast Room** (6.4m x 3.4m), a double aspect room fitted with a modern range of base and wall mounted kitchen units with complimentary worksurfaces and breakfast bar, stainless steel double bowl sink unit, integrated appliances including dishwasher, 6-ring gas hob, extractor canopy, eye level double oven, and equipped with a range of associated kitchen equipment. Tiled floor and tiled splashback. **Walk-In Larder** fully shelved with tiled floor. **Utility Room** (2.1m x 1.7m) with tiled flooring, worksurface, washing machine, wall shelving.

LETTING ACCOMMODATION

Completely flexible dependent upon personal requirements, the property offers 4 individually designed high quality letting bedrooms plus a further 2 bedrooms which can be utilised as owner's accommodation or giving a total of up to 6 letting bedrooms in total, if so required. All of the bedrooms are furnished to an extremely high standard and briefly comprise:-

Bedroom 1 (Hildegard) (4.6m x 4.0m min), a stunning family bedroom for 3 with a twin/double bed and a further single bed, carpeted flooring, triple aspect with views towards The Quantock Hills, vaulted high beamed ceiling, and an **Ensuite Shower Room**. **Bedroom 2** (Rabiya) (3.9m x 3.8m) a twin/double bedroom with carpeted flooring, Victorian cast iron and tiled feature fireplace (disused), built in wardrobe and outlook to the front with an **Ensuite Bathroom** with shower over bath. **Bedroom 3** (Irina) (4.0m x 3.2m) a twin/double bedroom with carpeted flooring, double aspect room with built in mirror fronted wardrobe and a **Private Bathroom** across the hallway with shower over bath. **NB** Bedroom 3 and the private bathroom can be made completely ensuite by repositioning the door onto the landing. **Bedroom 4** (De Salzmann) (4.3m x 2.9m) a twin/double bedroom with carpeted flooring, with outlook over the rear garden and an **Ensuite Shower Room**. **NB** Currently there is a connecting door from the ensuite to Bedroom 5 allowing either bedroom to use this ensuite facility, however if Bedroom 5 was utilised as owner's accommodation, this door could be blocked. Bedrooms 5 and 6 are approached off a second staircase and therefore lend themselves to be used as owner's bedrooms.



OWNERS ACCOMMODATION

Bedrooms 5 and 6 are approached by a private second staircase, they lend themselves perfectly to be utilised as owner's bedrooms along with the Dining Room on the ground floor which could be repurposed as an owner's lounge. **Bedroom 5** (Chiyono) (4.0m x 2.5m) a small double room with carpeted flooring, views over the rear garden towards the surrounding hills. **Bedroom 6** (Meera) (4.3m x 3.6m) a generous double room with double aspect room enjoying views over the rear garden and surrounding hills with an **Ensuite Shower Room**.

EXTERNAL DETAILS

Fairfield House benefits from a landmark position and a prominent frontage alongside the A39 with visible signage in both directions. The property is approached by vehicle to the rear of the property, via Dovetons Close

leading onto a large private gravelled **Parking Area** providing turning and parking facilities for around 6 vehicles. To the rear of the property is a slightly raised part-walled **Garden** with part covered area, **Hot Tub** with **Timber Decked Seating Area** and a **Drying Area**. Immediately to the front of the property is a level **Garden** behind mature hedging with pedestrian access gate to the front. To the side of the property, there is a **Gravelled Courtyard Area** with shrubs and a timber garden shed.



THE BUSINESS

Fairfield House is presented in good order throughout and has been owned by our clients since 2011, during which time they have undertaken an extensive programme of refurbishment and improvement to an exceptionally high standard throughout, whilst enhancing the character of the premises. In recent years the property has traded as a Large Self-Catering Holiday Let, having previously traded as a Vegetarian Bed & Breakfast and holistic venue offering a range of wellness, yoga and vitality retreats. The versatile and flexible accommodation would lend itself to numerous uses and to trade in a manner to suit incoming purchaser's personal requirements. The property benefits from prominent signage being adjacent to the A39.





POTENTIAL

We believe that Fairfield House represents an excellent opportunity to purchase an extremely well maintained and versatile property. Potential exists to re-establish Fairfield House as a thriving bed and breakfast business or to continue as a lucrative self-catering holiday let. **The property benefits from planning permission for use as a residential dwelling.** There is tremendous potential to develop a style of trade to suit individual requirements, including possibly a restaurant with rooms. The current owner previously developed a specialist trade as a popular vegetarian B&B and yoga retreat and it could revert to operating in this manner, depending on personal preferences. A viewing is essential in order to appreciate all that this extremely versatile and exceptionally well presented home and business offers.

EPC

Rated D – 58.

FLOORPLANS

Available from Stonesmith upon request



SERVICES

All main services are connected to the property.

PRICE & TENURE

Offers In The Region Of £550,000 for the valuable freehold business and the trade inventory (if required). Vacant possession upon completion.



VIEWINGS

Strictly by appointment with Stonesmith. Tel:(01392)201262. Email:info@stonesmith.co.uk You are recommended to contact us before visiting the property even for an informal viewing.

Please note: The fittings, equipment and services listed have not been tested by the agents, although we are informed that all items are in working order.

