



Isle Abbots, Taunton

Guide Price  
**£700,000**  
Freehold

Symonds  
& Sampson

ESTABLISHED 1858

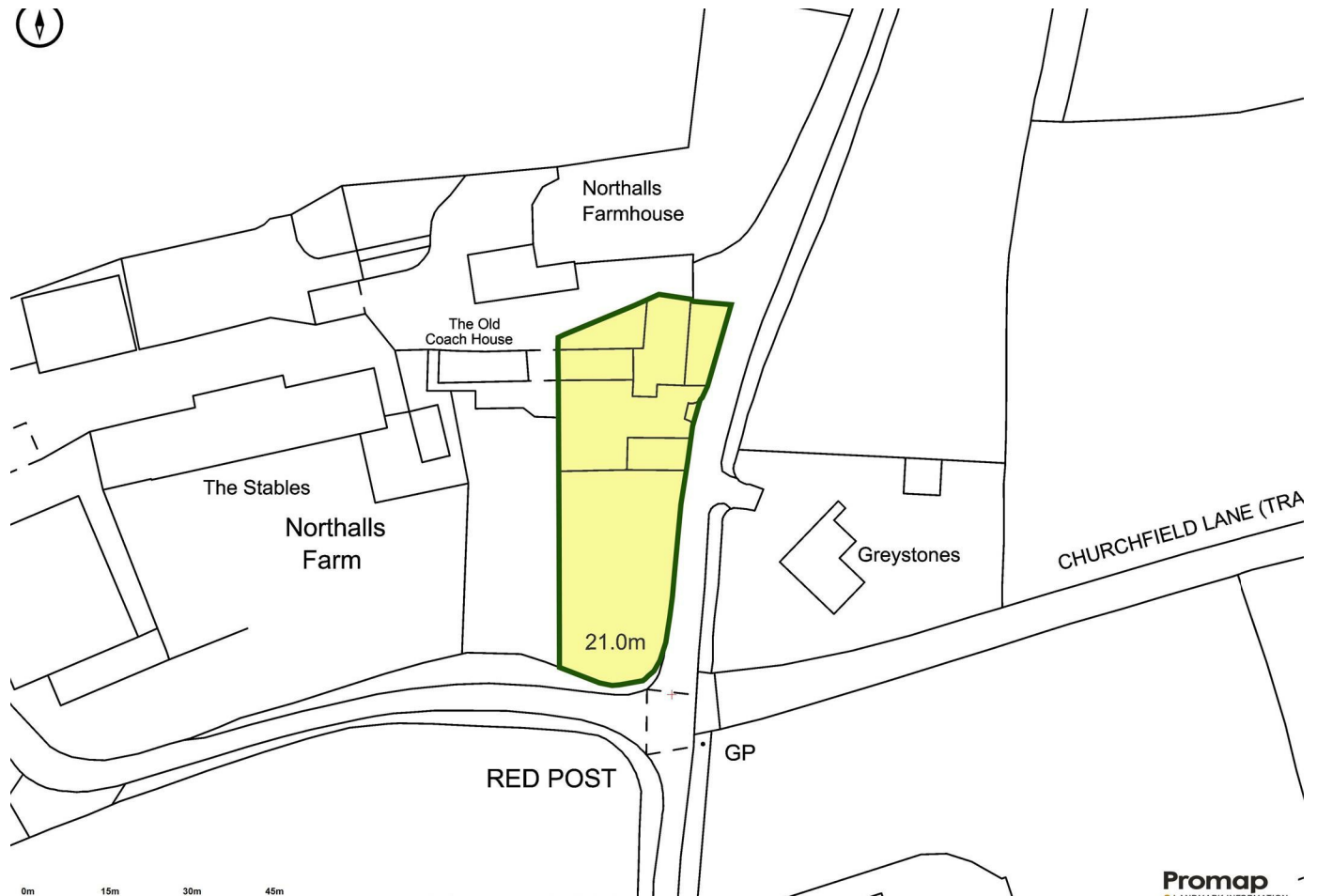


A substantial link-detached former farmhouse set in 0.39 acres (0.16 hectares) with adjoining former flax barn outbuildings providing excellent scope for hobbies, storage and multi-generational living.

## Isle Abbots, Taunton, TA3 6RR

- Link-detached Grade II listed former farmhouse
  - Sought-after location on edge of village
    - Set in 0.39 acres (0.16 hectares)
- Adjoining former flax barn offering superb potential for multi-generational living
- Great space for hobbies, workshop space or working from home
  - Farmhouse with four double bedrooms
- Beautiful sitting room with inglenook fireplace, snug
- Kitchen / breakfast room with vaulted ceiling, dining room
- Study / family room, further hobby / workspace in adjoining barn
- Driveway, southerly facing garden, double carport with adjoining workshop

Viewing strictly by appointment  
Symonds & Sampson  
01460 200790







### The Property

Spacious rooms, bursting with character and a lovely setting on the edge of the village await the new owners of this Grade II listed former farmhouse and attached barn. There's so much potential to offer here, whether you're looking for space for an extended family, room to enjoy your hobbies or have an eye for income potential. The adjoining barn had planning permission in the past (now lapsed) for conversion into a two-storey, annexe and there's no doubt of the countless options as to how this extra space could be divided, or indeed completely incorporated into the main farmhouse accommodation if you prefer.

Currently attached to the neighbouring barn conversion at the back via the historic barn, from the front and certainly whilst inside the main house you wouldn't feel that the property wasn't detached. Believed to date back to the 17th century, the original farmhouse has been altered and extended over the centuries but retains elements of its original character. Entering from the original front door, the large hall effectively doubles as a useful snug or study area as you are likely to use the side door on a day-to-day basis. The stairs lead up to the first floor from here and former window recesses give a nod to its earlier form, and provide lovely niches for display. An impressive gothic-arched studded door opens through to a very generous sitting room with superb beamed ceiling and inglenook fireplace. One of the most superb features is the carved stud and plank screen which partitions this room from the dual aspect formal dining room beyond.





The dining room leads through into an open-vaulted kitchen / breakfast room with french doors leading out to the rear garden. It is fitted with a range of cream shaker style units including floor and wall mounted storage cupboards and drawers with solid timber work surfaces incorporating double bowl ceramic butler sink, integrated dishwasher and Heritage oil-fired range which alongside being used for cooking, also heats the hot water and provides central heating. Adjoining is a complementary electric AGA for additional cooking needs. The floor is finished in dark limestone for practicality. The kitchen connects with a pleasant dual aspect conservatory to the front doubling as a really useful and sizeable entrance porch.

From the kitchen steps also lead up into a study / family room which is effectively part of the original flax barn and gives you an extra good-size reception room, with elements of the original partitions still visible. This room could be incorporated into an annexe if the full barn was to be converted at a later date. A sizeable rear hall extends across the rear of the original farmhouse linking the ground floor rooms, and includes a useful downstairs shower room and provides access to the rear garden. Linking the two areas is a handy utility area with extra cupboards and space for both your washing machine and tumble dryer.

#### First Floor

Rising to the first floor, the initial light and airy landing includes a

spacious airing cupboard with hot water cylinder etc. An inner landing at the south side of the house opens to a light dual aspect master bedroom with views over the garden and surrounding countryside. An oak latch door opens through to a Jack and Jill en suite WC providing a useful extra set of facilities at this end of the house and a further door connecting with the smaller bedroom which is still a double room. This also has lovely views. From the main landing further doors lead to an exceptionally large L-shaped bedroom which could be a fabulous children's bedroom and playroom all rolled into one, or even be split to make another guest suite. The family bathroom has been nicely modernised with freestanding bath, vanity wash hand basin and heritage style WC. This also connects directly with another dual aspect double bedroom to create an optional guest suite. This bedroom also includes the original cruck beam mentioned in the Grade II listing, and views towards the village.

#### The Flax Barn

The former flax barn has so far only been partially incorporated into the current accommodation by way of the study / family room. From here a further door opens through to a large hobby space / workshop area with door to the front leading to the driveway and garden, screened by a further sliding barn door to the front. There are large floor to ceiling storage cupboards built in to one side, and this part of the property is heated via electric radiators rather than on the central

heating system allowing it to be separate from the main house if required. A further door opens through to a barn / store area with open vaulted ceiling, original beams and panelling and a window to the rear. Previous owners obtained planning permission for conversion of this area into a two-storey, annexe including gallery bedroom but this has since lapsed and there are all sorts of possibilities for a new owner to take on the baton and create something special in this area to suit their own needs.

#### Outside

A driveway provides ample off road parking and access to the detached double carport with adjoining workshop / store, with power and light connected. Across the front of the barn is a large area of hardstanding and further lawned garden, all enjoying a southerly aspect. A further 5-bar gate leads through to a separate small paddock area beyond the carport which also contains the oil tank. This is enclosed by hedgerow and post and rail fencing and is a great size for a family to enjoy. There is a selection of trees along the southerly boundary.

From the driveway a gothic style brick arch leads through the stone wall to the traditional front garden which is bordered by a stone wall with wicket gate leading out to the lane. The front garden is mainly laid to lawn with some flower borders. At the rear of the cottage accessed from the rear hall and kitchen french doors, is a further garden which







enjoys the evening sunshine and is currently bordered by slatted bark screening. This too is laid to lawn and gravel, with plenty of room to relax or dine outside.

#### Situation

Isle Abbots is a highly regarded rural village with a thriving community, village hall and beautiful parish church. The closest primary schools are at Curry Mallet and Hambridge. Despite its rural position away from busy traffic, the village is located within a short drive of good road links via the A358 and A303. The pretty market town of Ilminster is around 4/5 miles to the south and similarly, Langport is around 7 miles to the north east. The picturesque county town of Taunton is around 8 miles to the north west and offers an excellent range of shops, restaurants and cafes and highly regarded state and independent schools. From Taunton there is a fast rail service to London Paddington. Both Bristol and Exeter international airports are within an hour's drive.

**Tenure**  
Freehold

**Services**  
Mains electricity, mains water and drainage are connected.  
Standard broadband is available.

Mobile signal is available from all major networks outdoors, although it may not be available from Vodafone indoors. Information from Ofcom.org.uk

**Council Tax**  
Somerset Council - Tax Band F

**Property Information**  
The property is Grade II listed.  
The title register may include rights and covenants, we are happy to supply a copy on request if a prospective buyer would like to see this in advance.  
There is a pending planning application ref 21/00409/FUL for two bungalows in the far corner of the field opposite, but this has not yet been approved and they are not directly opposite the property. All other local applications can be viewed on the following link <https://shared.xmap.cloud/?map=f7719ede-aa3f-4b98-9a50-533784c16da9> by entering the postcode of the property and using the planning filter on the left hand drop down box.  
The property had planning permission granted in 2005 05/01381/FUL to convert the adjoining flax barn into further living accommodation. Whilst this permission has now lapsed, the documents are available to view online should a prospective purchaser wish to reapply for something similar.

As may be expected with a former farmhouse, the property is located near to a small working farm to the west. However the access to the farm is not adjacent to the property.  
The inglenook fireplace is not currently in use and the stove set within the hearth is for display only. The vendors have informed us that with work it may be able to be recommissioned or replaced with a working stove or fireplace. The chimney breast in the dining room is also currently not in use.

**What3words**  
///round.rationing.reporting

## Directions

From Ilminster proceed along New Road out of town along The Beacon. Leave Ilminster and go over the A303 flyover, then turning left on the sharp right hand bend, towards Ilton. Take the first right signposted to Ilford and continue along this road for approximately 2.5 miles, where the property can be found on the left hand side before you reach Isle Abbots.

## Isle Abbots, Taunton

Approximate Area = 3307 sq ft / 307.2 sq m  
Carport & Workshop = 556 sq ft / 51.6 sq m  
Total = 3863 sq ft / 358.8 sq m

For identification only - Not to scale



ILM/KJS/08/03/2024



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrcocom 2024. Produced for Symonds & Sampson. REF: 1089383



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