

Coast & Country

PROPERTIES BY

Wilkie May & Tuckwood



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& Tuckwood

BRAGLANDS

Kingswood, Stogumber, Taunton, TA4 3TP



Situated on the edge of the village of Stogumber - A 5 bedroom detached farmhouse, together with a self contained one bedroom cottage and two further outbuildings offering excellent work from home or rental income opportunities.

The property comprises a detached farmhouse of impressive proportions, offering flexible five-bedroom accommodation over two floors, with scope to further convert the loft space (subject to planning permission). It also benefits from wrap-around gardens, a large detached converted barn, and a one-bedroom self-contained holiday cottage that has been successfully let on Airbnb for several years. Additionally, there is a further stone building that could be converted into more letting accommodation or used for multi-generational living.

The farmhouse is of stone construction with a slate roof and a mix of uPVC and timber-framed glazing. It benefits from oil-fired central heating, a large woodburner in the sitting room, and a feature fireplace in each bedroom. The property sits on the edge of the village of Stogumber, just a short drive from the Quantock Hills (an Area of Outstanding Natural Beauty) and the county town of Taunton. Stogumber offers a village shop and pub, and is just a few miles from the larger village of Williton, where you will find a butcher, baker, delicatessen, petrol station, and many other amenities.

ACCOMMODATION



T The accommodation in brief comprises; solid wooden door into a large and spacious **Entrance Hall**; with under-stairs storage cupboard. **Snug**; with double-aspect, cast iron feature fireplace. Part-glazed door into **Sitting Room**; aspect to front, large inset multifuel burner with slate hearth and brick surround, and built-in cupboards concealing a further open fireplace. **Kitchen**; with aspect to rear, slate floor, modern Shaker-style cream cupboards and drawers under a marble-effect rolled-

edge worktop, two inset stainless steel sinks and drainers with mixer taps over, tiled splashbacks, eye-level electric double oven with four-ring electric hob and extractor hood over, cupboard housing the Grant oil-fired boiler. Door into **Utility Room**; slate flooring, space and plumbing for a dishwasher, space and plumbing for a washing machine, and space for a tumble dryer. **Downstairs WC**; slate flooring, low-level WC, pedestal wash basin. **Conservatory**; with power point, heating, a warm roof, and double doors leading to the garden.



Stairs to first floor landing; with ample space for a further staircase if desired, hatch to loft space with ladder. **Bedroom**; double aspect, cast iron feature fireplace, built in double wardrobe. **Family Bathroom**; coloured suite comprising panelled bath, tiled surround, low level WC, pedestal wash basin, airing cupboard housing foam lagged cylinder with immersion switch. **Bedroom**; with aspect to front, cast

iron feature fireplace, alcove shelving, built in wardrobe. **Bedroom**; aspect to rear, cast iron feature fireplace. **Bedroom**; aspect to front, cast iron feature fireplace, modern built in wardrobe. **Bedroom**; double aspect, cast iron feature fireplace, views to the Quantock Hills and Heritage West Somerset Steam Railway.



OUTSIDE

The property is accessed by a large farm gate with cattle grid leading to an off-road parking area with parking for several cars and a feature well. To the front of the farmhouse the gardens are laid to lawn and naturally wind around the house with established hedging and a host of fruit trees. The gardens are divided into several areas and enjoy a good degree of privacy.

Outbuilding 1; A large, converted steel framed barn that was used for many years for training. The area is carpeted with a modern suspended ceiling with loft storage above. Within the barn there is a small Kitchenette and WC with access to a further office and a rear lobby.

Outbuilding 2; A stone barn which was used as office space by our clients for many years. There is an entrance vestibule with Kitchenette and WC off, and a first floor mezzanine office space over. Sliding doors lead into the vaulted room, with doors then leading into the sizeable single storey extension.

Cottage; The cottage is of stone construction and heated by a separate oil fired central heating system and was successfully let on Airbnb by our clients, and could be again to provide an immediate income. A glazed door leads into the Sitting Room. Door into the Dining Room; with oak engineered flooring with Kitchen off; comprising a modern shaker style kitchen comprising a range of cream cupboards and drawers with marble effect worktop and inset sink, space for white goods, cupboard housing Grant oil fired boiler. Bedroom with Bathroom off; comprising a white suite with panelled bath, low level WC, pedestal wash basin and airing cupboard housing modern foam lagged tank with immersion switch.

GENERAL REMARKS AND STIPULATIONS

Council Tax Band: C

Tenure: Freehold

Utilities: Mains water, electricity, private sewerage.

Parking: There is plenty of off road parking at this property.

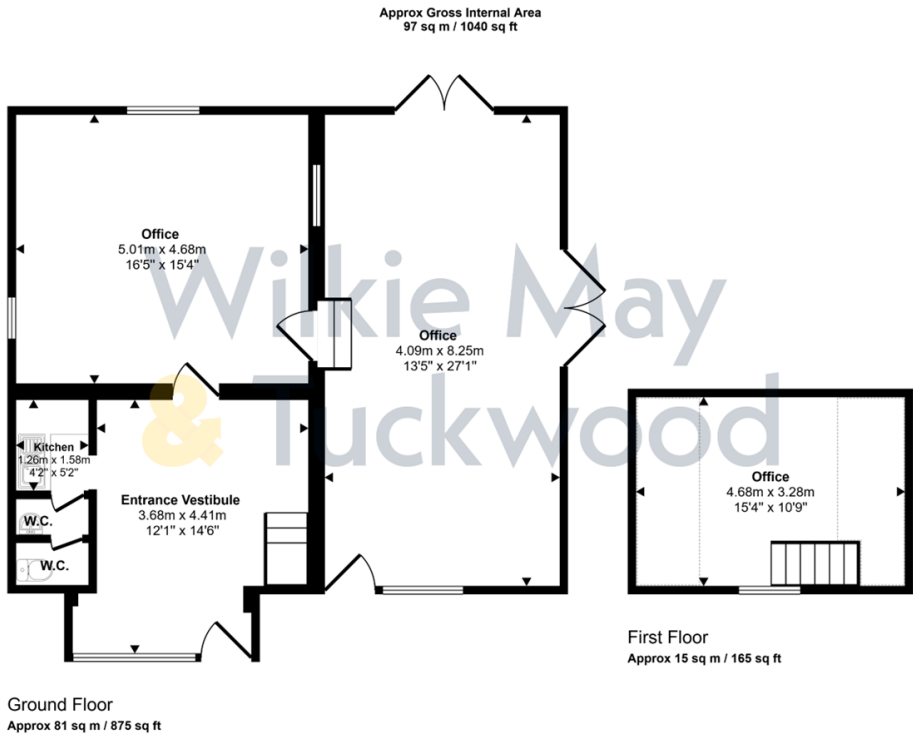
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

Broadband: For an indication of specific speeds and supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/broadband-coverage

Mobile: For an indication of supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/mobile-coverage

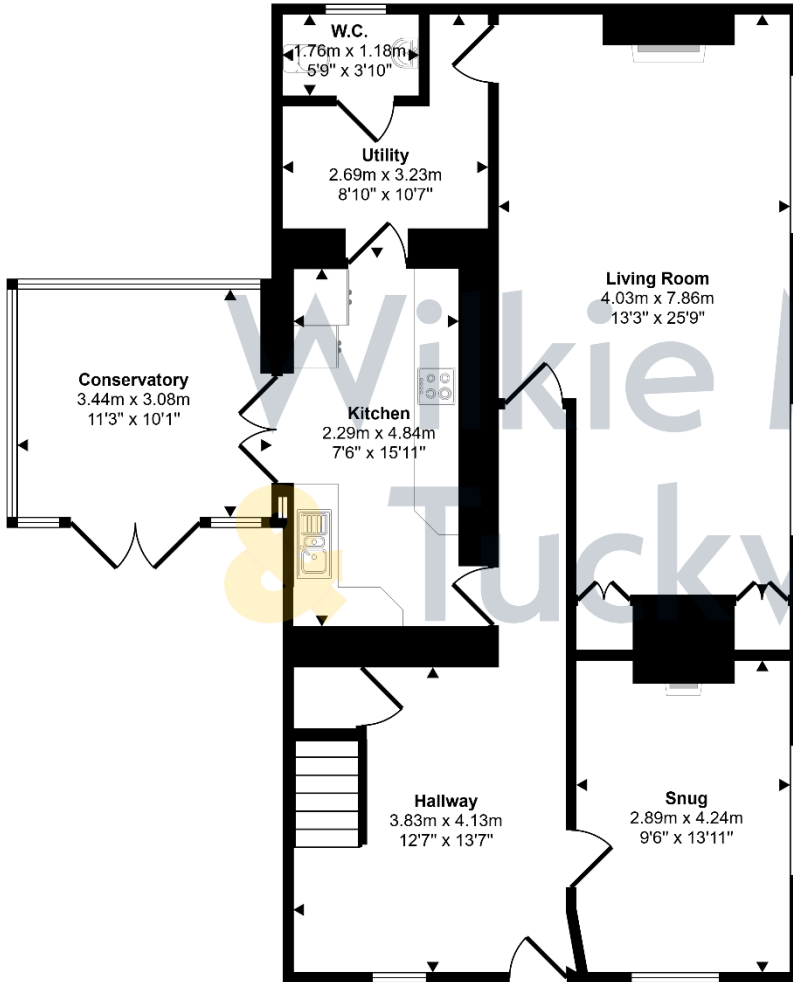
Flood Risk: For information relating to flood risk in the area, we would advise interested buyers to use the below government checker: flood-map-for-planning.service.gov.uk/location

FLOORPLANS

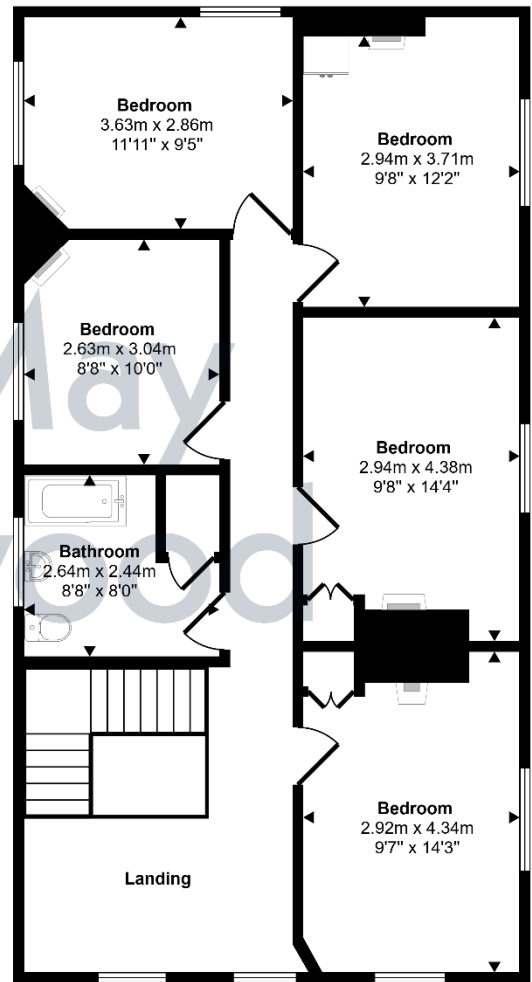


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Approx Gross Internal Area
187 sq m / 2010 sq ft



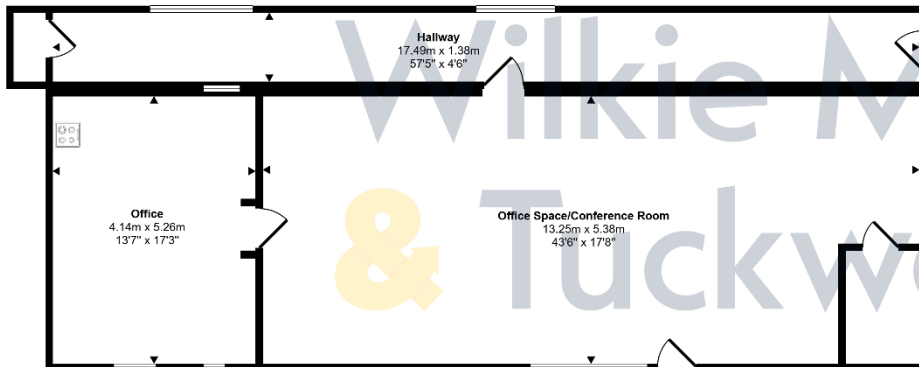
Ground Floor
Approx 100 sq m / 1074 sq ft



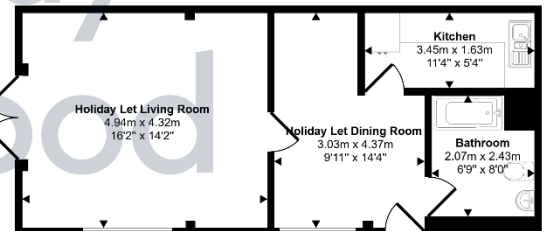
First Floor
Approx 87 sq m / 937 sq ft

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Approx Gross Internal Area
169 sq m / 1821 sq ft



Floorplan
Approx 124 sq m / 1333 sq ft



Annex
Approx 45 sq m / 488 sq ft

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MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you. Code of Practice for Residential Estate Agents: Effective from 1 August 2011: '8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

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