



Combe Down Farm







Combe Down Farm

Combe Florey, Taunton, Somerset, TA4 3JD

Taunton 6 Miles, Exeter 37 Miles, Bristol 55 Miles

A superbly situated country house privately located yet close to the village centre with landscaped gardens, swimming pool and grounds extending to 7 Acres.



- Reception Hall
- Fitted Kitchen with Utility & Boot Room
- Three Further Reception Rooms
- Landscaped Gardens & Ground of 7 Acres
- Double Garage with Office
- Open Plan Sitting Room/Sun Room
- Dining Room & Study
- Six Bedrooms – Two En-Suites
- Swimming Pool
- Freehold

Guide Price £1,135,000

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Situation & Amenities

Combe Florey is a small picturesque village situated 6 miles north west of Taunton and is very close to The Quantocks Hills and the West Somerset Steam Railway. The village has The Farmers Arms public house, a village hall and Grade II listed church of St Peter & St Paul which has 13th century origins. Combe Down Farm has open views over undulating countryside. The Quantock Hills, an Area of Outstanding Natural Beauty, provides a number of opportunities for recreational activities such as walking, riding, shooting and fishing. Exmoor National Park is a short drive away. There are a number of excellent golf courses nearby and in addition to this, for train lovers, there is a West Somerset Steam Railway. Taunton, the County Town is 6 miles away and is home to Somerset Cricket and a number of further recreational facilities as well as a mainline railway station. There is no shortage of outstanding schools in the area and the M5 motorway junction 25 is 8.5 miles to the east.

Description

Combe Down Farm is a high-quality former farmhouse which has been sympathetically extended over the years and fully renovated by the current owners to create a superb family home situated in this excellent setting just off the centre of the highly favoured village of Combe Florey.

The house has been transformed from its original design and includes a substantial architect designed extension that now provides 5,000ft² of accommodation which has been well maintained throughout. The house has an attractive facade with bow windows and oak and leaded veranda to the front elevation. The rooms are well proportioned with high ceilings and the windows give plenty of light.

Accommodation

The reception hall has a porthole window to the front and turning staircase to the first floor and door to downstairs cloakroom. The sitting room has been extended to incorporate a sun room with double doors to the patio area to the side of the house and windows overlooking the gardens. The sitting room centres on an open fireplace with stone mullion surround and there are double doors opening on to the separate dining room which again has double doors opening on to the patio. There is access to the inner hallway where there is a study and then onto the kitchen which has been designed featuring a dual aspect glass wall at one end and is fitted with a range of oak fronted wall and base units with granite work surfaces and a range of integrated appliances including a double oven, microwave, gas and electric hob with extractor hood over, built in dresser, slate tiled floor and doors leading in to the breakfast room which has dual aspect windows. There is a rear hallway which provides access from the kitchen to the utility and boot room and a door to the rear.





On the first floor there is a part galleried landing with Velux glazed roof, flooding the hallway with natural light. There are six bedrooms in total, all enjoying wonderful views. The principal bedroom has an en-suite dressing room, bathroom and includes built in wardrobes. Bedroom two also has an en-suite with dual aspect windows looking over the gardens. Bedroom three has a wonderful aspect with double doors which open out on to a balcony and enjoys wonderful views over the pool and grounds to the rear of the property. There are three further bedrooms and a family bathroom, all of which are a good size.

Outside

The entrance driveway leads off of the village lane via a cattle grid and pedestrian gate onto a gravelled driveway which provides parking for a number of vehicles and leads to the front of the house and to one side is a deep brick paved parking and turning area and also provides access to the double garage. There is a second entrance to the house beyond and the gardens have been beautifully designed and landscaped to include an area of lawn to the front which has a number of specimen trees and shrubs. To the other side of the house is a walled patio area and water feature where there is a decking area and planted flower borders. Directly to the back of the house there are further steps which lead up to the swimming pool area which is part walled and heated with solar panels, enjoying wonderful views of the paddock and beyond. There is a detached double garage with twin up and over doors with a workshop area to one side and cloakroom. There is a separate pedestrian door which provides access to the superb office/studio which could also be used as an annexe or bedroom if required. The gardens are a wonderful feature at the rear of the property and extend to the rear and are laid to lawn and in the past have been used as a mini golf course.

The garden areas are laid to lawn and have been heavily planted with shrubs and trees and slope gently to the top of the fields where wonderful views can be enjoyed over open countryside. The whole extending to approximately 7 acres.

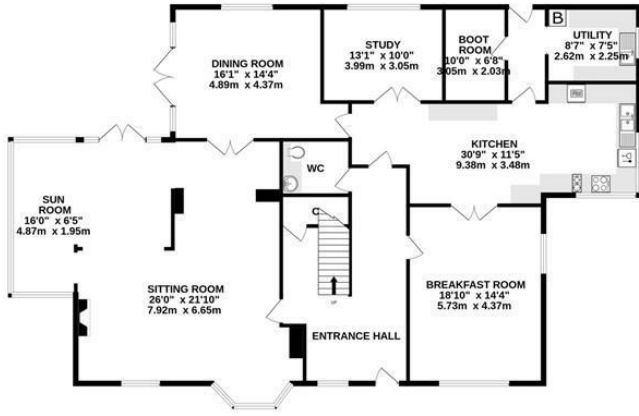
SERVICES

Mains drainage and electric. Oil fired central heating.

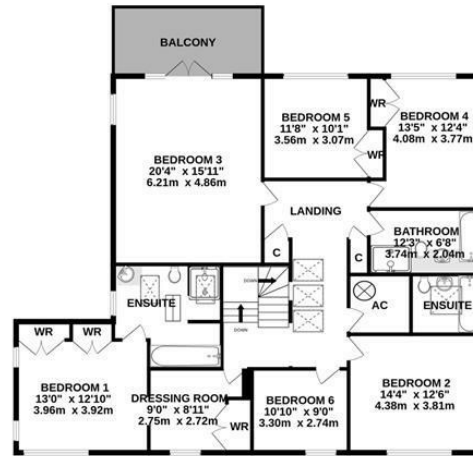
Directional Note

Proceed into the village and pass the church and follow the road right and continue on this lane for a short distance and Combe Down Farm can be identified on the right-hand side.

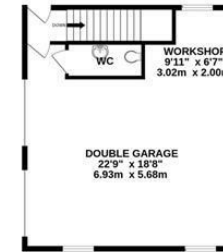
GROUND FLOOR
2396 sq.ft. (220.3 sq.m.) approx.



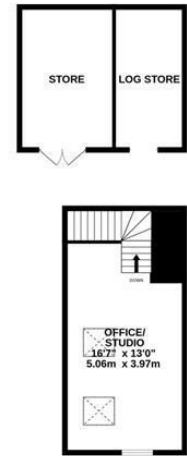
1ST FLOOR
1714 sq.ft. (159.2 sq.m.) approx.



GARAGE GROUND FLOOR
562 sq.ft. (51.4 sq.m.) approx.



GARAGE 1ST FLOOR / STORE
373 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 5025 sq.ft. (466.8 sq.m.) approx.

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 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



