



Chapel Farm House



# Chapel Farm House

Isle Abbots, Taunton, Somerset, TA3 6RR

Iminster 4.7 miles, Langport 7.3 miles, Taunton 10.7 miles

A Grade II listed charming thatched former farm house set in 0.39 acres including an attached barn and outbuildings suitable for multi-generational living

- A Grade II listed farm house
- Retaining many period features
- Adjoining barn offering superb potential
- Four double bedrooms
- Sitting room with inglenook fireplace
- Dining room, reception hall/snug
- Family room, conservatory
- Double car port/workshop
- Council Tax band F
- Freehold

## Offers In Excess Of £675,000

### SITUATION

Isle Abbots is a popular rural village with a thriving community which includes village hall and ancient parish church. There are primary schools at Curry Mallet and Hambridge and despite it's rural position away from busy traffic the village is located only a short drive away from good road links via the A358 and A303. The pretty market town of Iminster is approximately five miles to the south and Langport is around seven miles. The County Town of Taunton is approximately ten miles and provides an excellent range of shops and includes a number of highly regarded state and independent schools. From Taunton there is a fast rail service to London Paddington and easy access to the M5 via Junction 25.

### DESCRIPTION

Chapel Farm House is a highly attractive Grade II listed former farmhouse which offers well proportioned, versatile living accommodation and retains much of it's original charm and character. There is an adjoining barn which has in the past had planning permission granted, now lapsed, for conversion to a two story annexe which could also be incorporated into the main farmhouse accommodation if desired. The barn for conversion is believed to date back to the mid seventeenth century, the original farmhouse has been extended over the years and now provides superb opportunity to enjoy it's wonderful period features.

Outside there is ample off road parking and access to the detached double car port with adjoining workshop/store which has electric light and power connected. To the front of the barn is a large area of hard standing and further lawn area which has a southerly aspect. A five bar gate leads to a separate small paddock which is enclosed by native hedgerows and post and rail fencing. There is also an attached former flax barn which could be converted to a variety of uses subject to the necessary planning permissions.



## ACCOMMODATION

You enter into a reception hall which doubles up as a useful study area, stairs lead up to the first floor. There is an impressive gothic arch studded door which leads through to a generous sitting room which includes heavily beamed ceiling and deep inglenook fireplace. There is a stove set in the fireplace which is for display purposes only, but the vendors believe could be replaced with a working stove or fireplace. There is a carved Monkton screen which partitions the room from the formal dining room beyond which also leads through to an open vaulted kitchen/breakfast room which has French doors leading out to the rear garden.

The kitchen is fitted with a range of matching Shaker style wall and base units and includes solid timber work surfaces with double bowl ceramic Butlers sink, there is an integrated dishwasher, an oil fired range which also heats the hot water and provides central heating. Adjoining is an additional electric AGA for additional cooking needs. There is a dark limestone floor, the kitchen connects to a pleasant dual aspect conservatory to the front. From the kitchen steps lead up to a study/family room which actually forms part of the flax barn and provides an extra reception room which could be incorporated into the annexe if the full barn were to be converted. A sizeable rear hall extends across the farmhouse linking the ground floor rooms and includes a downstairs shower room and there is also access to the rear garden. Between the two areas is a handy utility area with cupboards and space for both washing machine and tumble dryer.

On the first floor there is a landing which includes a spacious airing cupboard with hot water tank, a landing on the south side of the house opens on to a light, dual aspect master bedroom suite with views over the garden and surrounding countryside. There is a Jack and Jill en-suite providing a useful extra set of facilities, a further door connects on to a smaller double bedroom which has wonderful views. A further door leads to a large L shape bedroom. There is a family bathroom which has been modernised and includes a free standing bath with wash basin and heritage style wc. This also connects with another dual aspect double bedroom to create an optional guest suite - this bedroom also contains the original crook beam and enjoys views towards the village.

## THE FLAX BARN

The former barn has been partially incorporated into the current accommodation by way of the study/family room. There is a further door which opens on to the hobby space/workshop area with doors leading to the front driveway and gardens screened by a further sliding door to the front. There are large floor to ceiling cupboards built along one side and this area is heated by electric radiators. A further door opens to barn/storage area with open vaulted ceiling, original beams, panelling, window to rear. Previous owners obtained planning permission for conversion of this area to a two story annexe including gallery bedroom - this unfortunately has since lapsed, but provides a sense of what potentially could be achieved.

## OUTSIDE

The driveway provides off road parking and access to a detached double car port and adjoining workshop/store. There is a large area of hard standing and a further lawned area with a five bar gate opening on to a small paddock. From the driveway there is a gothic style brick arch which leads through the stone wall to the additional front garden which is bordered by a stone wall with a gate opening on to the lane. The front garden is laid to lawn with herbaceous borders and at the rear of the cottage access from the rear hall, and the kitchen French doors, there is a further rear garden which is currently bordered by bark screening and is laid to gravel.

## SERVICES

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

## DIRECTIONS

From Taunton take the A358 towards Ilminster and turn left as signposted to Ilton, follow this road through Ilton, and at the crossroads turn left, follow this road for approximately 2.5 miles and the property can be found on the left hand side just before you reach Isle Abbots.

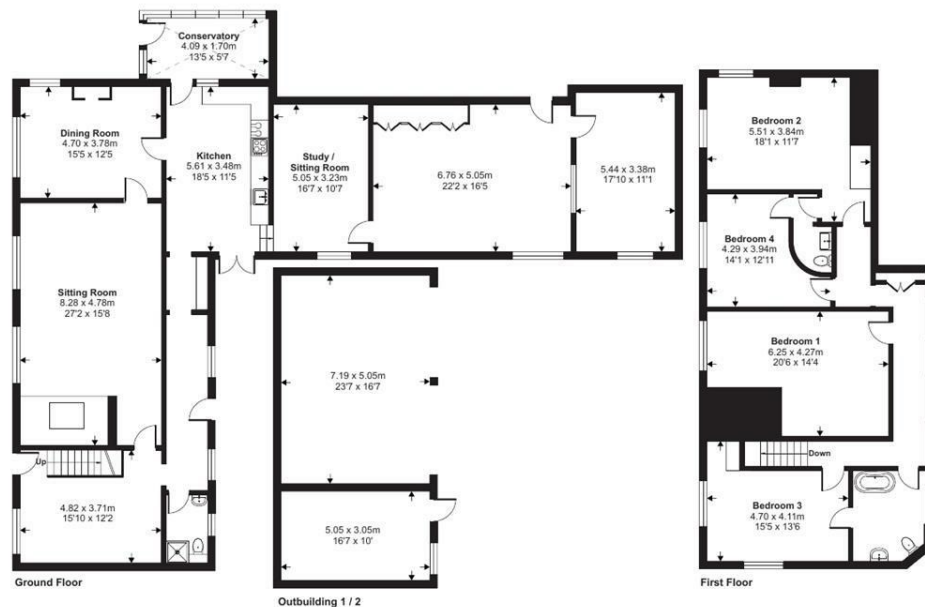
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Approximate Area = 3307 sq ft / 307.2 sq m  
 Outbuilding = 556 sq ft / 51.6 sq m  
 Total = 3863 sq ft / 358.8 sq m  
 For identification only - Not to scale



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