



Manor Farm and Lucy's House







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Fitzhead, Wiveliscombe, , TA4 3LA

Milverton 2.1 miles, Wiveliscombe 3.3 miles, Taunton 9 miles

Manor Farm and Lucy's House are two individual properties offering potential for income or multi-generational living which sit within gardens, grounds and separate paddock totalling approximately 3 acres in the centre of the popular West Somerset village of Fitzhead.

- Detached 4 bedroom farmhouse
- Separate paddock
- Ample parking and garaging
- Private access
- EPC F and E
- Detached 3 bedroom barn
- Grounds totalling just under 3 acres
- Highly popular village
- Wonderful opportunity
- Freehold



Guide Price £1,100,000

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SITUATION

Fitzhead offers a popular small pub whilst the rural centre of Milverton is only about 2 miles away where amenities include a Doctors Surgery, Primary School and Convenience Stores with the bustling town of Wiveliscombe around 3 miles away with further amenities and schools to secondary level. The County Town of Taunton is about 9 miles, where a wide range of shopping and recreational facilities can be found together with excellent scholastic facilities, in both the private; Taunton School, Queen's and King's Colleges and Wellington School in nearby Wellington, and state sector; Richard Huish College and Bridgwater and Taunton College, with a main line rail link to London Paddington and M5 interchange. The surrounding area offers highly attractive countryside and there are a host of local footpaths that provide easy and safe access.

DESCRIPTION

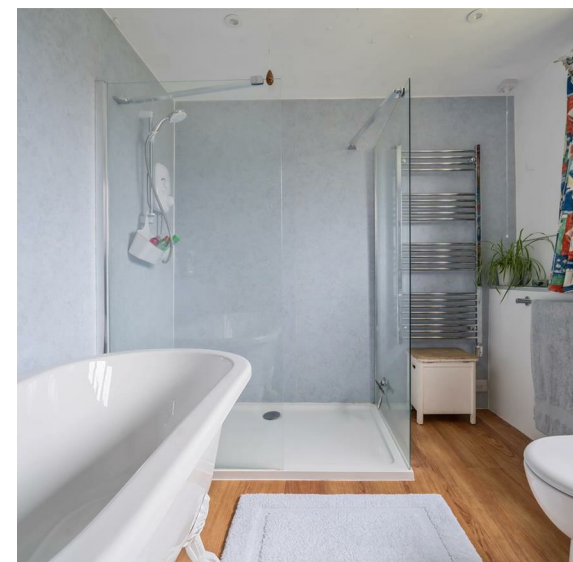
Manor Farm and Lucy's House are two individual properties offering potential for income or multi-generational living which sit within gardens, grounds and separate paddock totalling approximately 3 acres in the centre of the popular West Somerset village of Fitzhead. Manor Farm is the principle property and is a detached former farmhouse which was updated many years ago. Lucy's House is a single story converted stone barn which is adjacent to Manor Farm

MANOR FARM

Manor Farm is the original farmhouse and probably dates back approximately two hundred years and has colour wash rendered elevations under a pitch tiled roof. The accommodation comprises entrance hallway, sitting room with open fireplace and dual aspect windows, there is a separate study with window overlooking the garden with shower room and wc. Steps lead down to an open plan dining room with snug area and archway leading to the fitted kitchen a range of units and recessed Rayburn, access to the utility room and pantry and a door to the rear leads to a conservatory. On the first floor there are four bedrooms and a family bathroom with fitted suite

Lucy's House

Lucy's House is a detached single story stone fronted former barn which includes an open plan kitchen/living room with conservatory, three bedrooms, master en-suite, and a further shower room.





OUTSIDE

Manor Farm and Lucy's House have a private entrance from the main village lane. This extends past the paddock and leads to a driveway and parking for Lucy's House which extends past the side and rear of the property to provide parking and turning for Manor Farm. Manor Farm has a workshop and garage attached to the house and provides further scope for a variety of uses. The gardens that surround the properties are private and laid to lawn and include a number of specimen trees and shrubs. The paddock has its own gated entrance, is enclosed by post and rail fencing and is laid to pasture.

SERVICES

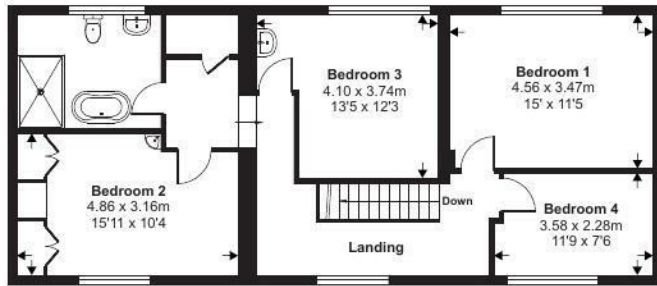
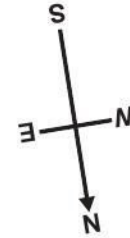
Mains drainage, electricity, water. Oil fired central heating

DIRECTIONS

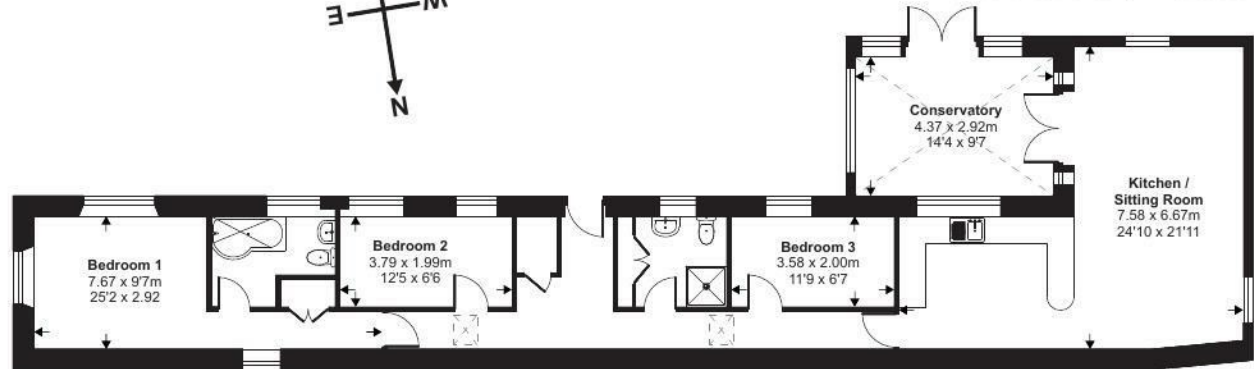
From the centre of the village proceed past the church and follow the road out of the village, passing a road on your left and bearing right, then past Ilex House to the junction, turn left.

Approximate Area = 2121 sq ft / 197 sq m
 Lucy's House = 1166 sq ft / 108.3 sq m
 Garages = 514 sq ft / 47.7 sq m
 Total = 3801 sq ft / 353.1 sq m

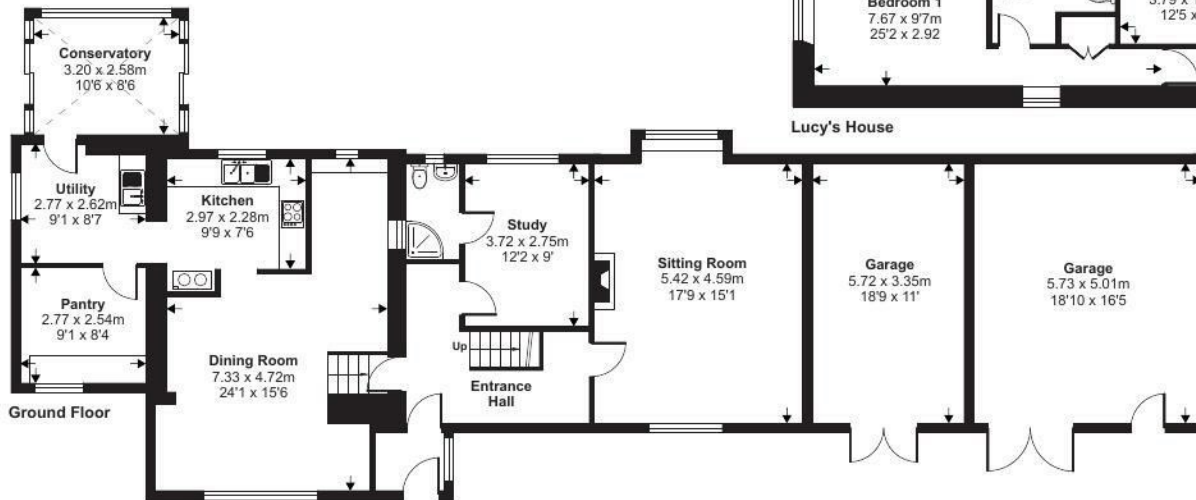
For identification only - Not to scale



First Floor



Lucy's House



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2024. Produced for Stags. REF: 1152704



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E		
(21-38) F	21	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



