



Manor Farm







Manor Farm

Fitzhead, Taunton, Somerset, TA4 3LA

Milverton 2.1 miles, Wiveliscombe 3.3 miles, Taunton 9 miles

A complex of three properties set within gardens and grounds of approximately 3 acres situated in the heart of this popular village

- Detached 4 bedroom farmhouse
- Detached 3 bedroom cottage
- Detached 3 bedroom barn
- Separate paddock
- Grounds totalling approximately 3 acres
- Ample parking and garaging
- Highly popular village
- Private access
- Wonderful opportunity
- Freehold



Guide Price £1,450,000

Stags Taunton

5 Hammet Street, Taunton, TA1 1RZ

01823 256625 | taunton@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



@StagsProperty

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 Store 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.

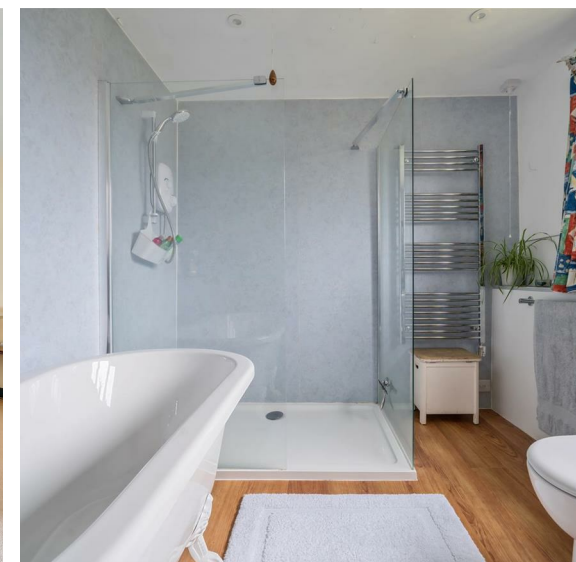
DESCRIPTION

Manor Farm, Lucy's House and Stable Cottage form a superb complex of three individual properties which sit within gardens, grounds and separate paddock totalling approximately three acres in the centre of the popular West Somerset village of Fitzhead. The properties each have individual access and could be separated if required subject to necessary planning consents.

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 and Stable Cottage is a single story conversion with it's own private entrance with parking and garden. Lucy's House and Stable Cottage are let on assured shorthold tenancy.

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.

STABLE COTTAGE

Stable Cottage is a detached single story conversion with accommodation including sitting room, fitted kitchen, utility, three bedrooms and bathroom. Stable Cottage has it's own vehicle entrance which opens onto a gravelled hardstanding parking and turning area with space for a number of vehicles. There is a garden and courtyard plus pedestrian access leading to the garden of Manor Farm.

OUTSIDE

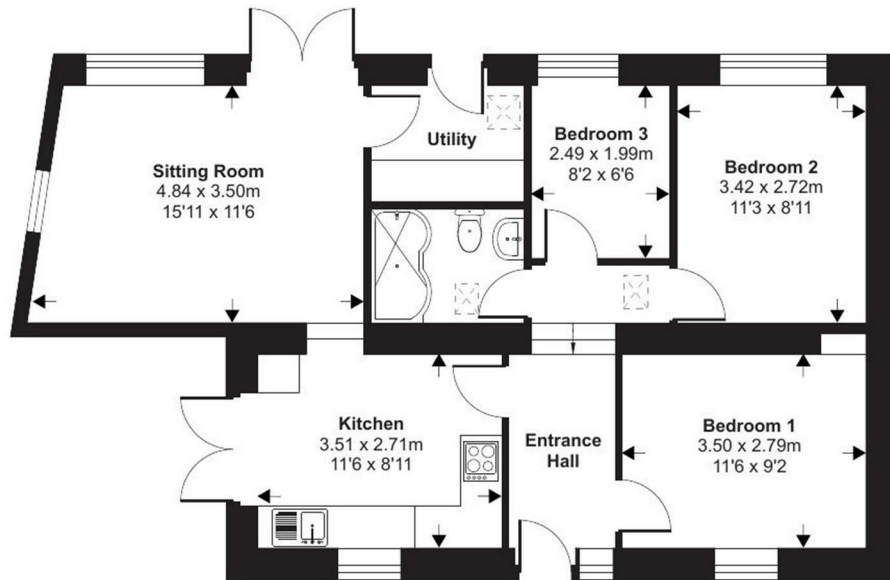
Manor Farm and Lucy's House have a private entrance from the main village lane. This extends past the paddock and leads to a driveway and parking for Lucy's House which extends pas the side and rear of the property to provide parking and turning for Manor Farm. Manor Farm has a workshop and garage attached 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.

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.

SERVICES

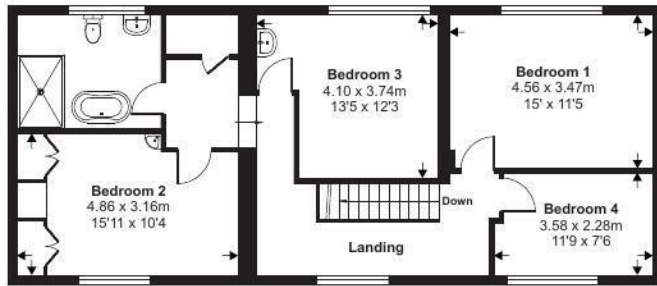
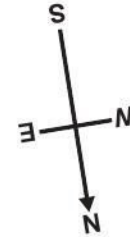
Mains water, electricity and drainage are connected, oil fired central heating



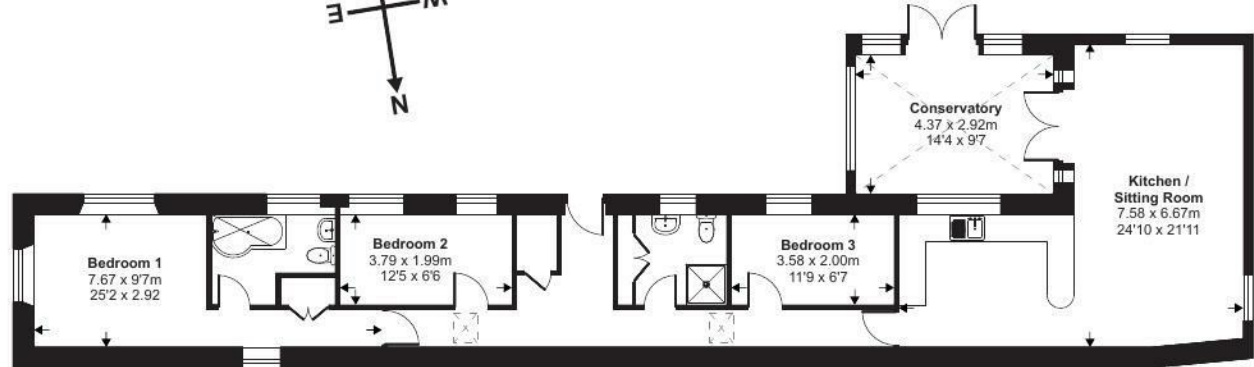
Stable Cottage

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

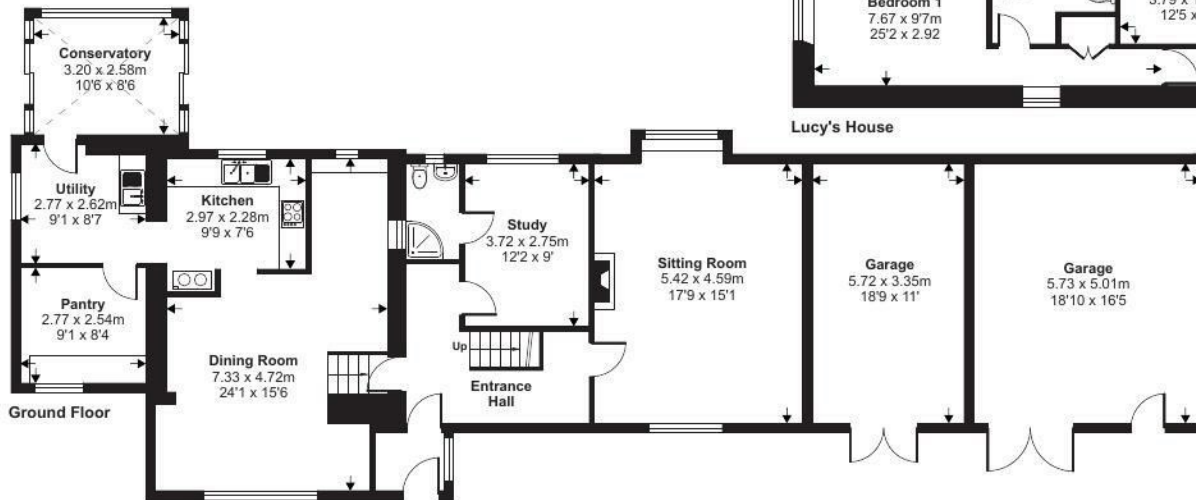
For identification only - Not to scale



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	



