



Manor Farmhouse







# Manor Farmhouse

Fitzhead, Taunton, Somerset, TA4 3LA

Milverton 2.1 miles, Wiveliscombe 3.3 miles, Taunton 9 miles

An original 4/5 bed roomed farmhouse set within it's own gardens and grounds situated close to this popular village.



- Sought after village location
- Kitchen/dining room
- Conservatory, study/bedroom 5
- Gardens and grounds
- Council Tax band G
- Detached 4 bedroom farmhouse
- Separate utility and pantry
- Large sitting room
- Ample parking and garaging
- Freehold

Guide Price £695,000

## Stags Taunton

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@StagsProperty

## SITUATION

Many local pub/restaurants are available 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 Farmhouse is the original farmhouse within this settlement and probably dates back approximately two hundred years and has colour wash rendered elevations under a pitch tiled roof. There are gardens to front and back and a shared driveway goes around the property to the rear where there is plenty of parking, garaging and workshop

## ACCOMMODATION

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

## OUTSIDE

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 property are hedged to the boundary, making them very private, are laid to lawn and include a number of specimen trees, fruit trees and shrubs.





### AGENT'S NOTE

A paddock of approximately 2 acres is available by separate negotiation. There is an option to purchase a further two detached properties on site which have previously been let on a long term basis:

Lucy's House is a three bedroomed, two bathroom, single story barn conversion

Stable Cottage is a three bedroomed, single story cottage

Please ask agent for further details

### DIRECTIONS

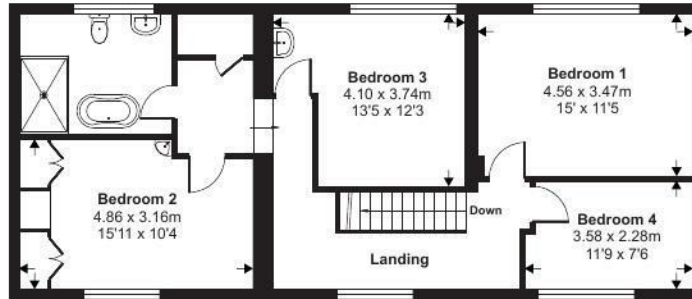
From the centre of the village proceed past the church and follow the road out of the village, passing a road on your left and bearing right, then past Ilex House to the junction, turn left and Manor Farm is 100m on the left.

### SERVICES

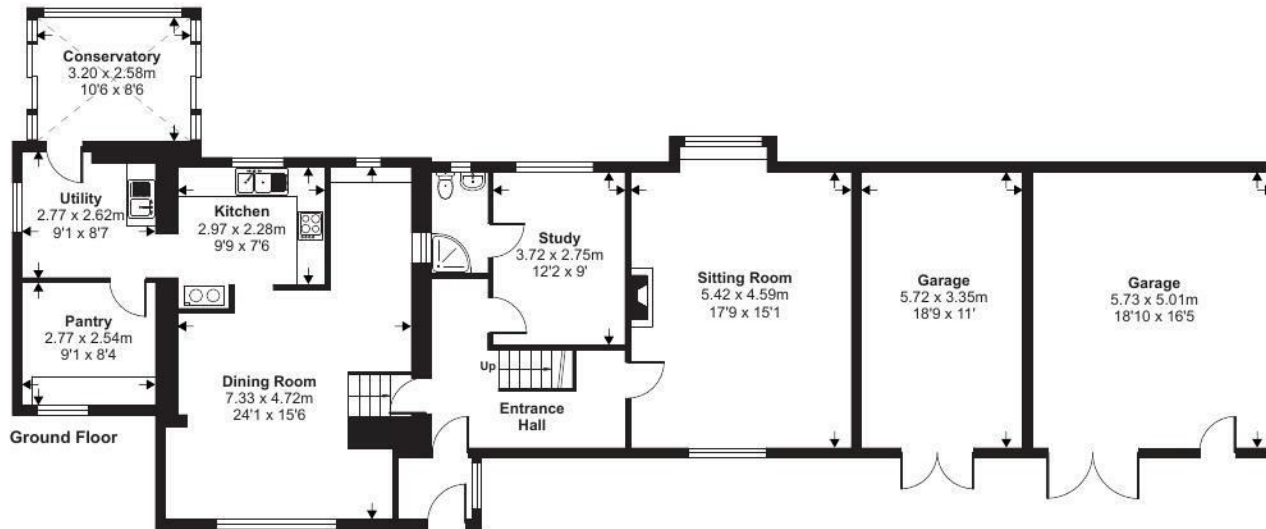
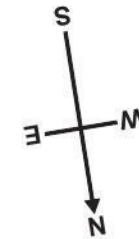
Mains water, electricity and drainage are connected, oil fired central heating

Approximate Area = 2121 sq ft / 197 sq m  
 Garages = 514 sq ft / 47.7 sq m  
 Total = 2635 sq ft / 244.8 sq m

For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>21</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



