



Truckwell Manor Farm







# Truckwell Manor Farm Rooks Nest

Lydeard St. Lawrence, Taunton, Somerset, TA4 3PT

Stogumber 3.2 miles - Wiveliscombe 4.5 miles - Taunton 11.5 miles

An attractively situated Victorian house with an annexe and beautifully preserved outbuildings, set amidst 42 acres of managed pasture land running down to a stream.



- Stunning Location near to the Brendon Hills & Quantock Hills
- Sympathetically Modernised mid-Victorian House
- Beautiful Stone Barns including an Annexe
- Productive Pasture Suitable for Livestock or Equestrian Grazing
- FREEHOLD. Council Tax Band: G
- Set within 42.65 acres
- Spacious & Characterful Accommodation with 5 Bedrooms
- Pretty Tree-lined Entrance Drive
- Direct Access to Excellent Outriding

Guide Price £1,375,000

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## SITUATION

Set within the picturesque hamlet of Rooks Nest, Truckwell Manor Farm enjoys a truly idyllic location near to the Quantock Hills Area of Outstanding Natural Beauty (AONB) and Brendon Hills, yet with very easy access to the Somerset County Town of Taunton.

The thriving villages of Lydeard St. Lawrence and Stogumber are nearby, both offering a parish church, a primary school, active cricket clubs and a village hall. Stogumber also provides a village store, post office and a vibrant annual music and beer festival.

The nearest amenities are found at Wiveliscombe which has become a cultural hub and has an organic bakery, award winning butchers, art shops, a weekly farmers market, a medical centre, a veterinary surgery, a library, primary and secondary schools. There is also a recreational ground with tennis, cricket and rugby clubs and an open-air swimming pool.

Taunton provides a wider selection of amenities and has excellent transport links including direct rail services from Taunton to Bristol Temple Meads (52 minutes) and London Paddington (1 hour 39 minutes), as well as access to the M5 motorway (Junction 25).

The area is well-served by outstanding schools in both the state and independent sectors, including Wellington School, Taunton School, King's and Queen's Colleges in Taunton.

## INTRODUCTION

Nestled on the lower slopes of Willett Hill, amidst breath-taking, unspoiled countryside, Truckwell Manor Farm lies in an enviable setting with over 42 acres of its own land. Built in 1870, this charming mid-Victorian stone farmhouse has been thoughtfully modernized while retaining its original character, offering a perfect blend of period elegance and contemporary comfort.

The house is approached over a tree-lined driveway and is surrounded by beautifully preserved outbuildings of the same era, one of which has been converted to an annexe and some featuring distinctive tile roofs and constructed from the striking pink-hued Upper Devonian sandstone, which shifts in tone depending on the sunlight.

The land has been managed for grazing livestock and horses and runs down to a stream which flows along the south-western boundary and beyond its own land, Truckwell Manor Farm enjoys direct access to Forestry Commission land with access to Willett Hill and the historic Willett Tower.

## THE HOUSE

Facing southwest, the house enjoys abundant natural light throughout the day, with the main rooms perfectly positioned to take in stunning views over the valley and rolling hills beyond. Lovingly maintained by the current owners, the house is not Listed and true to its Victorian heritage, the interiors feature generously proportioned rooms, high ceilings, and tall windows that flood the accommodation with natural light, creating an inviting and airy atmosphere.

The spacious kitchen / breakfast room and adjoining living room link together to create a fantastic family hub. The kitchen, designed for both practicality and relaxation, features ample space for dining and a seating area, along with French doors which open directly to the garden, while a classic two-oven AGA adds warmth and charm. Doors leading through to a very useful utility and boot room. The two reception rooms include a sitting room and a dining room and ancillary rooms include a laundry and cloakroom with w.c.

On the first floor there are five well-proportioned double bedrooms arranged around a centrally positioned landing, each offering picturesque views of the surrounding countryside. The principal bedroom includes an en-suite bathroom with a connecting door to a separate w.c.





## OUTSIDE

To the side of the house is a kitchen garden with growing beds surrounded by lawn and below is a lawn which flanks the tarmac parking area with space for several vehicles. A thoughtfully positioned woodstore at the rear of the house ensures convenient fuel supply for the wood-burners.

## THE OUTBUILDINGS

The character of the attractive stone barns has been preserved and they include an L-shaped barn which has been converted for use as an annexe with storage and boasts brick arched window and door openings underneath a clay tile roof. The internal accommodation of the annexe includes a stunning double-height living space with a bedroom and bathroom on the first floor.

Below the house is stone barn used as a garage and store, with a stone lean-to on three sides and on the hillside, accessible via a farm track, lies another stone-built barn with brick-arched openings and spectacular panoramic views over the farmstead and beyond. This building offers potential for alternative uses, subject to planning consent being obtained.

## THE LAND

The land is divided into seven well-maintained enclosures of sloping pasture, interspersed with two small areas of woodland and bound by established hedging, native trees, and a gently flowing stream that meanders the full length of the lower boundary of the farm.

Beyond its own land, Truckwell Manor Farm enjoys direct access to Forestry Commission land, further extending its already generous roaming access to Willett Hill and the historic Willett Tower—an unparalleled privilege for lovers of nature and outdoor pursuits.

With its idyllic setting, rich history, and a wealth of possibilities, Truckwell Manor Farm is an extraordinary opportunity to create a bespoke country retreat in one of Somerset's most sought-after locations.

## SERVICES

Mains electricity. Private water supply from spring-fed reservoir. Private drainage. Oil-fired central heating and AGA. Wood burning stoves in sitting room and snug. Ultrafast broadband available (Ofcom), mobile signal likely available outdoors (Ofcom). NB the agents have not inspected or tested the services

## DIRECTIONS

From Church Street/B3227 in Wiveliscombe turn onto Ford Road/B3188 heading northeast and signed to Watchet. Continue to follow the B3188 for about four and a quarter miles and then turn right onto Truckwell Lane. The driveway entrance to the property will be seen on the right after about thirty yards.



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>                          |                                                                                                               | <b>82</b> |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            |                                                                                                               |           |
| (55-68) <b>D</b>                            |                                                                                                               |           |
| (39-54) <b>E</b>                            | <b>46</b>                                                                                                     |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |



