



Meade Farm





# Meade Farm

West Hatch, Taunton, Somerset, TA3 5RN

Taunton 5 Miles, Ilminster 6 Miles

An attractive smallholding, surrounded by its own land in a peaceful rural yet accessible location with a range of outbuildings. EPC Band F.

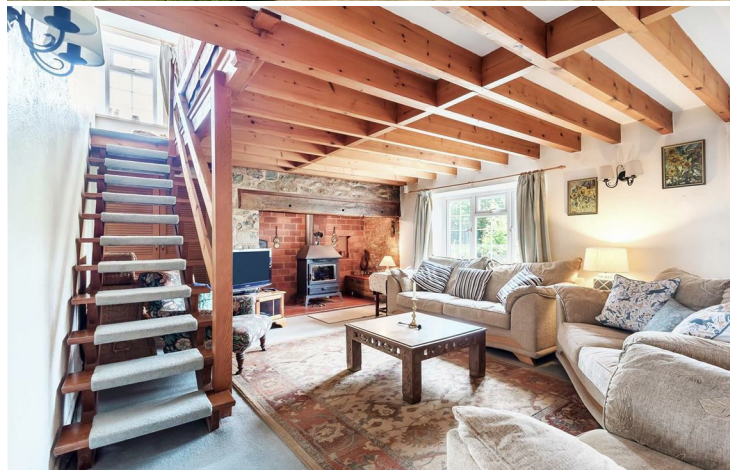
- 7 Acres of Level Land
- Period Cottage
- Four Bedrooms & Three Reception Rooms
- Rural Yet Accessible
- Freehold
- Adaptable Range of Outbuildings
- Huge Potential for Future Development
- Kitchen / Breakfast Room
- No Near Neighbours
- Council Tax Band G

Guide Price £950,000

## SITUATION

Meade Farm is situated in an unspoilt location on the Blackdown Hills enjoying lovely views over surrounding fields. The property is close to the centre of the village of West Hatch, which is a delightful village situated south east of Taunton, the County Town of Somerset. The village is well known for its walking and riding with many miles of country lanes and woodland. There is a pub / restaurant within walking distance known as The Farmers Arms.

The Blackdown Hills (a designated area of outstanding natural beauty) provides a wider range of bridleways and footpaths to enjoy including the herpath trail, which is 13.5 miles of off-road track, ideal for those who walk, cycle or ride. West Hatch provides easy access to the A358 approximately one mile away, which provides links to the M5 at junction 25. Taunton has a mainline intercity railway station, which has frequent services to London Paddington in less than two hours. The market town of Ilminster is 6 miles and the A303 is within easy driving distance. Taunton is 5 miles away and provides a wide range of amenities and is highly regarded for its schools in both the state and private sectors.





## DESCRIPTION

Meade Farm enjoys a wonderfully peaceful position facing due south, benefiting from easy access, surrounded by approximately seven acres of pasture and amenity land with no near neighbours. The house is constructed of stone elevations beneath a tiled roof. Meade Farm offers great potential to be further developed subject to planning and has great flexibility.

## ACCOMMODATION

The accommodation comprises an entrance door, which leads into the porch with a door into the sitting room, this centres on a large inglenook fireplace with inset wood burner with stone and brick surround. Stairs lead up to the first floor and there is a window to the front elevation. An opening leads into the dining room, which also has a window overlooking the front garden. The rear hall then provides access to the kitchen and out to the courtyard. The kitchen / breakfast room has a range of eye low level units with a double bowl stainless steel sink unit, there is space and plumbing for a washing machine and two windows overlook the rear. From the kitchen a door leads into the utility room and further into the study, this room has a triple aspect and sliding doors to the garden. From the inner hall there is access to two downstairs bedrooms and there is also a shower room with a low-level WC, Wash basin and shower cubicle. On the first floor there are two bedrooms, both with fine views to the front of the property and a family bathroom with a suite comprising a panelled bath, wash basin and low-level WC.

## OUTSIDE

The property is approached via the quiet lane into the large parking and turning area. There is an extensive range of outbuildings, to include a studio/music room suitable for a variety of uses. There is a rendered stone outbuilding subdivided to create three separate areas. This is currently arranged as a stable, workshop and woodstore and offers great potential. There is also a substantial timber barn with sliding doors, which is highly adaptable but currently used as an implement store.

The property stands in delightful gardens, which have been made principally to lawn with flower and shrub borders and there is a lovely block of level pasture land extending to approximately seven acres. The land has great appeal, wraps around the property and includes pasture, amenity land and an orchard.

## DIRECTIONS

From Junction 25 of the M5 Motorway take the A358 east towards Ilminster. Proceed through Henlade and through the traffic lights. take the next turning after the Hatch Beachamp tuning signposted to West Hatch. Proceed along this road through the hamlet and the property will be found on the right hand side.





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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

5 Hammet Street, Taunton, TA1 1RZ

taunton@stags.co.uk  
01823 256625

