



Snailholt Farmhouse











# Snailholt Farmhouse St Decumans

Watchet, Somerset, TA23 0JB

Watchet 1 mile, Minehead 9 miles, Taunton 17 miles

Snailholt is a traditional 17th century farmhouse situated in a hidden valley with gardens and grounds extending to approximately two acres; set in a private setting with stables and outbuildings.

- Substantial detached farmhouse
- 3 Reception rooms
- Field and paddock - 2 acres
- Stables, store and outbuildings
- Council Tax band F
- Versatile living accommodation
- 6 Bedrooms
- Wonderfully private setting
- Popular West Somerset location
- Freehold

Offers In The Region Of £750,000

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## SITUATION

Watchet is a small town with a wide range of amenities and is well known for it's harbour and marina and has a station for the West Somerset Steam Railway. Minehead and Taunton have a range of comprehensive facilities. Nearby are the Quantock Hills designated as an Area of Outstanding Natural Beauty and only two miles away is the edge of the Exmoor National Park with it's stunning landscapes of deep wooded combes, ancient oak woodland and wild oak and heather moorland.

## DESCRIPTION

It is a substantial detached farmhouse with versatile living accommodation, including three reception rooms, six bedrooms, two kitchens. This is a former fulling mill nestling in the hidden valley of the Washford river. The house is approached via a long, shared private track adjoining St Decumans Church. The house has for many years been run as a private bed and breakfast by the current owners who acquired the house over forty years ago.

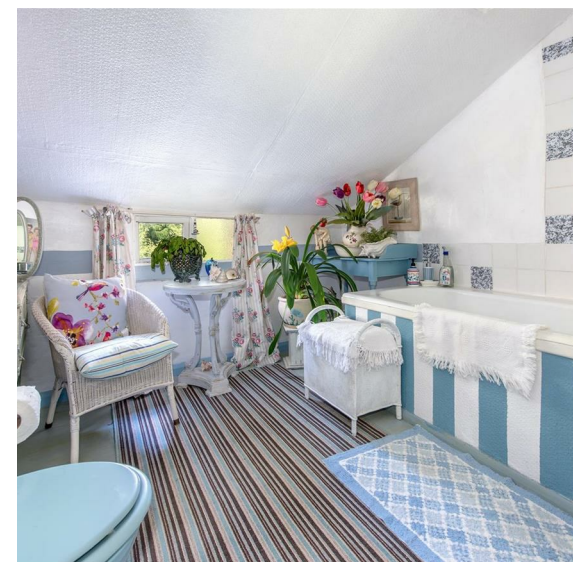
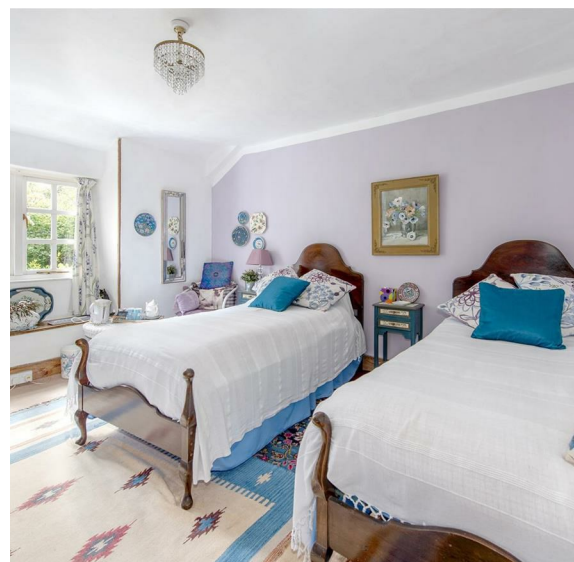
## ACCOMMODATION

The accommodation is well proportioned and designed for the business, but would lend itself to mutli-generational living if required. The house has three large reception rooms, an entrance hall and three staircases and two kitchens with the ability to create further accommodation if required.

The sitting room centres on a brick-built fireplace with double aspect windows opening through to a pool room with a further staircase that leads to the first floor bedroom. The living room has a large inglenook fireplace with woodburning stove, front aspect window and heavily beamed ceiling and door to kitchen.

The main kitchen has a Rayburn with larder cupboard, beamed ceiling and door to the front and access to the scullery where there's a large multi fuel boiler stove, which provides heating for that part of the house, turning staircase to the first floor and door to the rear garden. The second kitchen adjoins the sitting room and hallway and is fitted with various units with sink, cooker point and old range cooker. There's a formal drawing room with fireplace and a bay window to the rear offering views over the valley.

On the first floor there are six bedrooms, one with en-suite and two bathrooms.







## OUTSIDE

Outside the house is approached by a shared private track which provides access to the vehicular access. There is parking at the front of the house for a number of vehicles. The main area of garden lies to the front of the house, is south facing and has been divided into various areas including lawns, woodland. At the back of the house there is a further parking area and access to stores and a range of stone outbuildings, log store and path that leads to a former dairy, workshop and creamery. There is also access to the Mill Leat which borders the property. On either side of the house are two areas of paddocks, one with stable and the whole extends to approximately two acres.

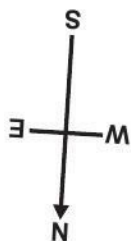
## SERVICES

Mains water, electricity, private drainage

## DIRECTIONS

Follow Brendon road into the village of Watchet and turn left by the big blue anchor, follow this lane down past the church on the left which descends along an old track and the property can be identified on the right-hand side after a short distance.





Approximate Area = 4868 sq ft / 452.2 sq m  
Limited Use Area(s) = 86 sq ft / 7.9 sq m  
Outbuilding = 426 sq ft / 39.5 sq m  
Total = 5380 sq ft / 499.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2024. Produced for Stags. REF: 1119990



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		







