



Little Westowe Farmhouse







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Lydeard St Lawrence, Taunton, Somerset, TA4 3SH

Bishops Lydeard 4.5 miles, Taunton Town Centre 9.4 miles

An attractive extended house located in a quiet rural hamlet with adjacent stone barn and carport, landscaped gardens and paddock extending to approximately 3.5 acres

- Attractive extended stone house
- Five bedrooms, two bathrooms
- Beautifully landscaped gardens
- Wonderful rural location
- Council Tax band F
- Reception hall, four reception rooms
- Detached two-storey stone barn
- Paddock extending to 2.5 acres
- No onward chain
- Freehold

Guide Price £825,000

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SITUATION

The property lies within the rural hamlet of Westowe, about a mile from the village of Lydeard St Lawrence, and situated between the Quantock Hills AONB and Exmoor National Park. The surrounding area is peaceful, away from busy roads, with gently rolling countryside, large areas of woodland and a number of farms and estates. There is a very extensive network of quiet lanes, footpaths and bridleways that offer safe areas to walk and ride and give access to the beautiful landscape.

Within the village of Lydeard St. Lawrence is a primary school, parish church and village hall. In nearby Bishops Lydeard there are several local facilities and amenities including a doctors surgery, convenience store, small library, garage and public house. Taunton, the county town of Somerset, provides a comprehensive range of shops, schools and recreational facilities as well as a mainline railway station, with regular trains to London; junction 25 of the M5 motorway is located nearby, affording easy access to Bristol and Exeter.

The property sits within its own extensive grounds and feels very detached and private, surrounded by unspoilt countryside.

DESCRIPTION

Little Westowe is a delightful period stone house which retains much of its original charm and character. The house has been extended over the years and now provides well-proportioned accommodation arranged over two floors. The house sits on a good sized plot with a beautifully landscaped garden which features an ornamental pond and mature planting. Adjacent to the house is a detached stone barn with hardstanding as well as a covered parking area. The barn could be converted to provide further accommodation, subject to the necessary planning consents. Adjacent to the barn is gated access which leads to a paddock which is laid to pasture and extends to approximately 2.5 acres

ACCOMMODATION

To the front an oak porch leads through to a reception area which has a vaulted ceiling with Velux windows, oak floor and exposed glass covered well. There is a ground floor shower room which leads through to an inner hallway with exposed beams and access to the reception rooms and the utility room, which offers a range of storage cupboards, Belfast sink and plumbing and space for a washing machine and tumble dryer. A turning staircase leads from the inner hall to the first floor. The sitting room features an impressively large inglenook fireplace with inset wood burning stove, exposed stone wall, heavy beamed ceiling and oak floor; two window seats overlook the rear garden. The room gives access both to the dining room and the kitchen. The dining room has an oak floor, open fireplace with inset electric stove, exposed beam ceilings and French doors opening out onto the rear garden.

The kitchen – which has a beamed ceiling and fully tiled floor – is fitted with a range of matching Shaker style wall and base units with worktops, an inset electric hob with extractor hood over and cooker under, and space for an under-surface fridge. A particular feature is an inglenook with an inset AGA. The kitchen gives access, via folding doors, to the garden room, a lovely bright open space, which is oak framed with a tiled floor, and has double doors opening out directly onto the extensive rear garden.

An inner lobby leads to a scullery - with WC, washbasin and a range of fitted units - and to a study, with windows overlooking the side and rear. A glazed porch to the side provides further useful alternative access to the yard.

On the first floor the master bedroom is a dual aspect double with shower room adjacent that could easily be used as an ensuite if desired. Bedroom two is a generous double with fitted wardrobe. Bedroom three is another double. Bedroom four is a single with built in wardrobe with bedroom five also being a single. There is a large family bathroom with roll-top bath elevated on a plinth, with separate shower and bidet.





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OUTSIDE

To the front of the house there is an entrance which leads onto a concrete hardstanding where there is parking for a number of vehicles, access to a carport and paved pathway which leads to the front door. The garden is enclosed by wooden fencing and has deep planted herbaceous borders.

There is a detached stone barn which incorporates several stores and carport with room above, which could be converted subject to the necessary planning consents. The gardens to the rear and side are predominantly laid to lawn and have been beautifully landscaped and include a range of specimen shrubs, trees and plants. There is an ornamental pond at the bottom of the garden, a small orchard, a timber store at the top, an enclosed vegetable garden with a number of raised beds and access to the paddock.

The paddock is laid to pasture and enjoys a wonderful aspect, with superb views towards the Quantock Hills, and has its own gated entrance onto the road - perfect for equestrian use.

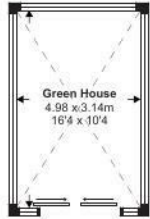
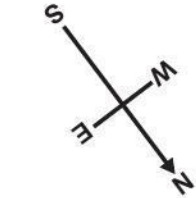
SERVICES

Mains electricity, water, drainage. Oil fired central heating with underfloor heating to the garden room. Superfast broadband available (Ofcom), Mobile signal good outdoors (Ofcom). Please note the agents have not inspected or tested the services.

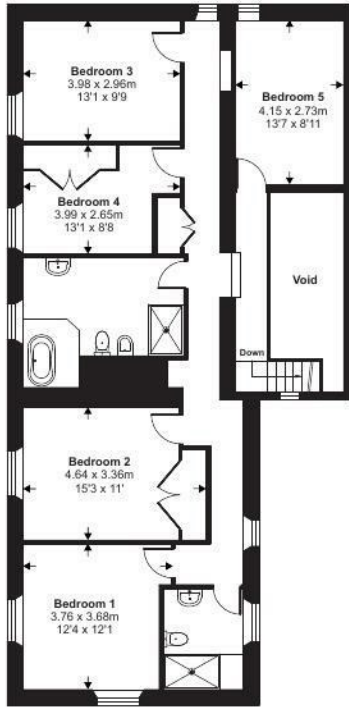
DIRECTIONS

From Taunton, take the A 358 signed to Minehead. After the Bishop's Lydeard bypass, take the left turn under the railway bridge along the B3224 signed to Lydeard St Lawrence. After 2.2 miles, take the right turn signed to Lydeard St Lawrence. Travel through the village until you go around an S-bend, then take the left turn up Westowe Hill. After 0.4 miles, the property is on the right at the end of the hamlet of Westowe identifiable by a Stags For Sale board.

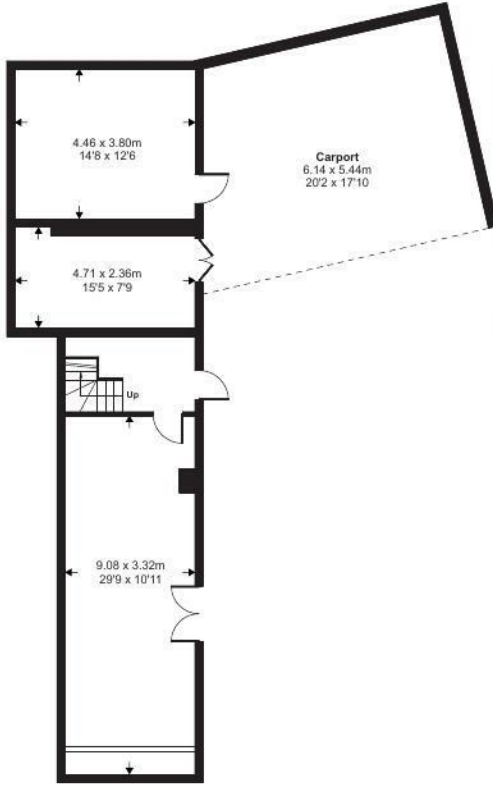
Approximate Area = 3775 sq ft / 350.7 sq m (includes barn & excludes void & carport)
Outbuildings = 782 sq ft / 72.6 sq m
Total = 4557 sq ft / 423.3 sq m
For identification only - Not to scale



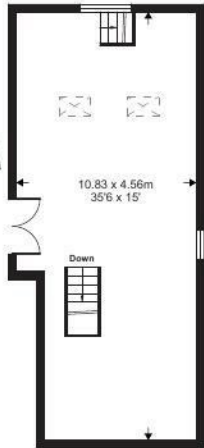
Outbuilding 2



First Floor



Barn Ground Floor



Barn First Floor



Outbuilding 1



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Stags. REF: 1328171 ©nichecom 2025.



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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		

70

44



