



## BUDLEIGH FARM

West Buckland, Somerset



# A BEAUTIFULLY PRESENTED 16TH CENTURY FARMHOUSE

With a one bedroom annexe, two three bedroom cottages and stabling set in 7 acres of beautiful gardens and grounds.

## Summary of accommodation

### Budleigh Farm

**Ground Floor:** Porch | Hall | Drawing room | Sitting room | Study | Dining room | Kitchen/living room with mezzanine office/occasional bedroom  
Garden room | Shower room | Utility room | Utility/back kitchen | Shower room | Back porch | Attached log store

**First Floor:** Landing | Inner landing | Principal bedroom with en suite dressing room and separate en suite bath and shower room  
Three further double bedrooms | Family bath and shower room | Further double bedroom/office above the kitchen

### Second Floor:

Attic storage room

**Budleigh Farm Cottage:** Loggia | Sitting room | Dining room | Kitchen | Three first floor bedrooms | First floor bathroom | First floor shower room

**Budleigh Farm Studio:** Hall | Three bedrooms | Attached store room | First floor kitchen/living room | Roof terrace

**Outbuildings, Garden and Grounds:** Parking | Double open garage | Range of outbuildings incorporating one bedroom annexe and office with en suite shower room  
Courtyard enclosing heated swimming pool and pool room with en suite wet room and plant room | Courtyard with stables and tack rooms | Gardens  
Summerhouse | Stream | Two wildlife ponds | Further range of outbuildings | Paddocks | Woodland

In all about 7.01 acres



## SITUATION

Budleigh Farm is situated in a hamlet amidst unspoilt, open countryside within the Blackdown Hills Natural Landscape and about two miles from the charming village of West Buckland.

**Shopping:** The market town of Wellington has shops and businesses capable of meeting most day to day needs, with Taunton a bit further away for wider needs.

**Roads:** Junction 26 on the M5 is just three miles away and there is adjacent access onto the A38 linking with other arterial roads across the region.

**Trains:** Taunton has a railway with fast, direct services to Exeter (30 minutes), Bristol (35 minutes) and Paddington (1 hour 39 minutes).

**Airports:** Bristol and Exeter Airports are both half an hour away by car providing flights to a choice of UK and international destinations.



**Education:** The area has a wide selection of schools from both the state and independent sectors including Wellington and Taunton School and five primary schools within a three mile radius.

**Distances:** West Buckland 2 miles, Junction 26 M5 3 miles, Wellington town centre 4.5 miles, Taunton 5.5 mile (All distances and times are approximate)

## THE PROPERTY

Budleigh Farm has a nicely elevated and south-facing position, looking down across a patchwork of small, hedged fields towards the Blackdown Hills. It dates from the 16th century, is Grade II listed and beautifully presented with good-sized rooms containing many original fittings. These include flagstone floors, exposed ceiling and wall timbers, fine chamfered beams and several gorgeous fireplaces. The farmhouse has been extended substantially and sympathetically twice during its life.



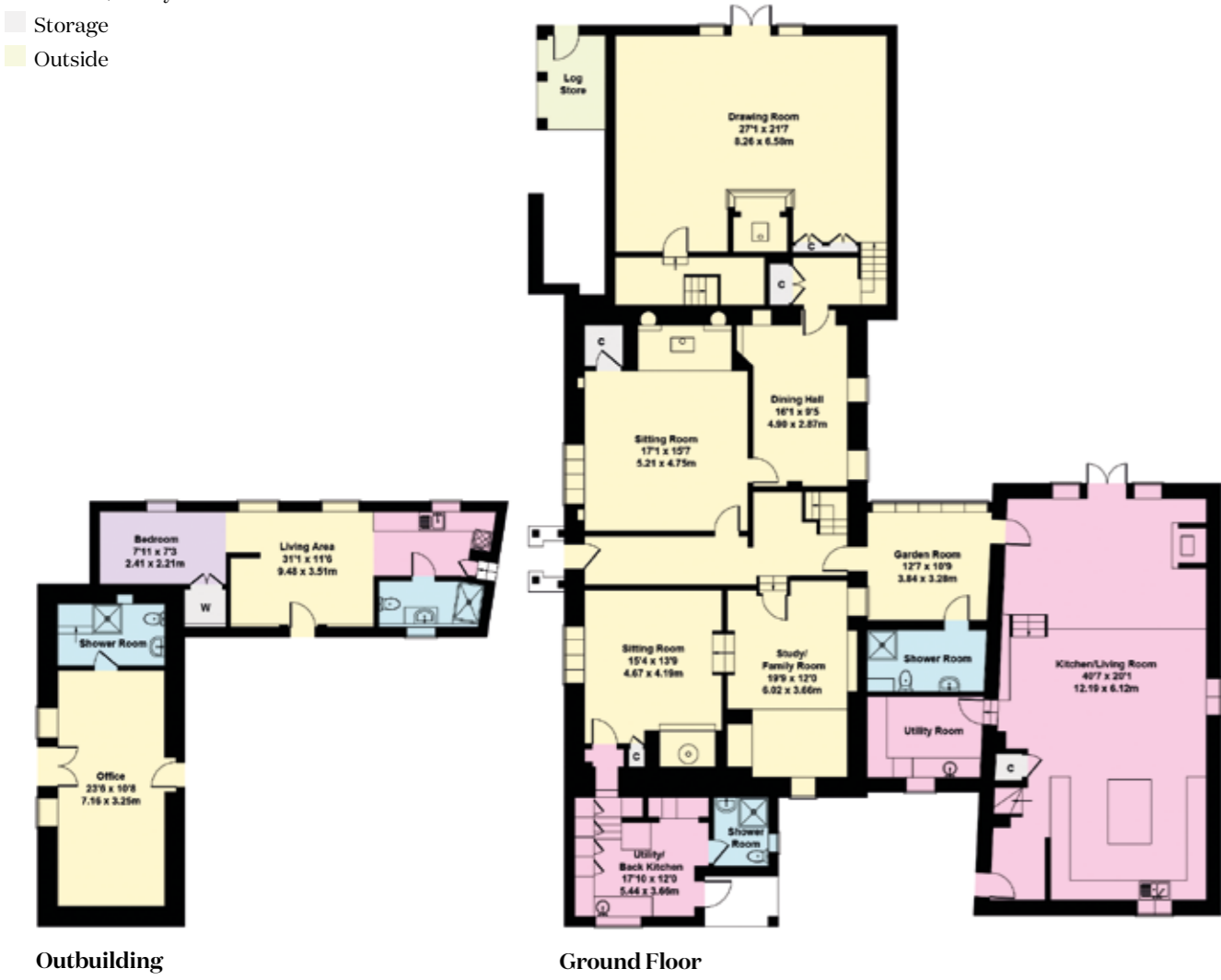


The first on its south west side, as this has the best views and contains the drawing room with the principal bedroom suite above it. The second is at the rear of the house and contains the combined kitchen and split-level living room with a vaulted ceiling, French windows to the garden and mezzanine office/occasional bedroom.

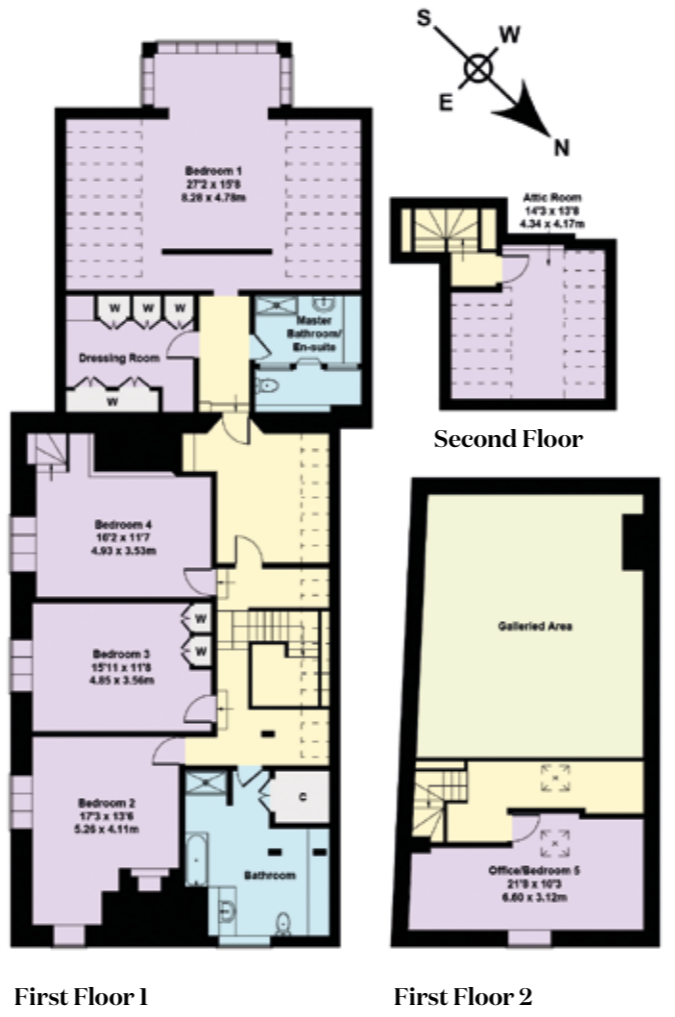
Overall, the house has seven reception rooms and a total of five double bedrooms (including the occasional bedroom above the kitchen) and two bath and shower rooms plus an attic storage room in the roof space. The principal bedroom suite has its own en suite, dressing room and large feature oriel window looking out across miles of unspoilt countryside. Within the grounds are two three-bedroom cottages, one-bedroom ground floor annexe and a separate home office.



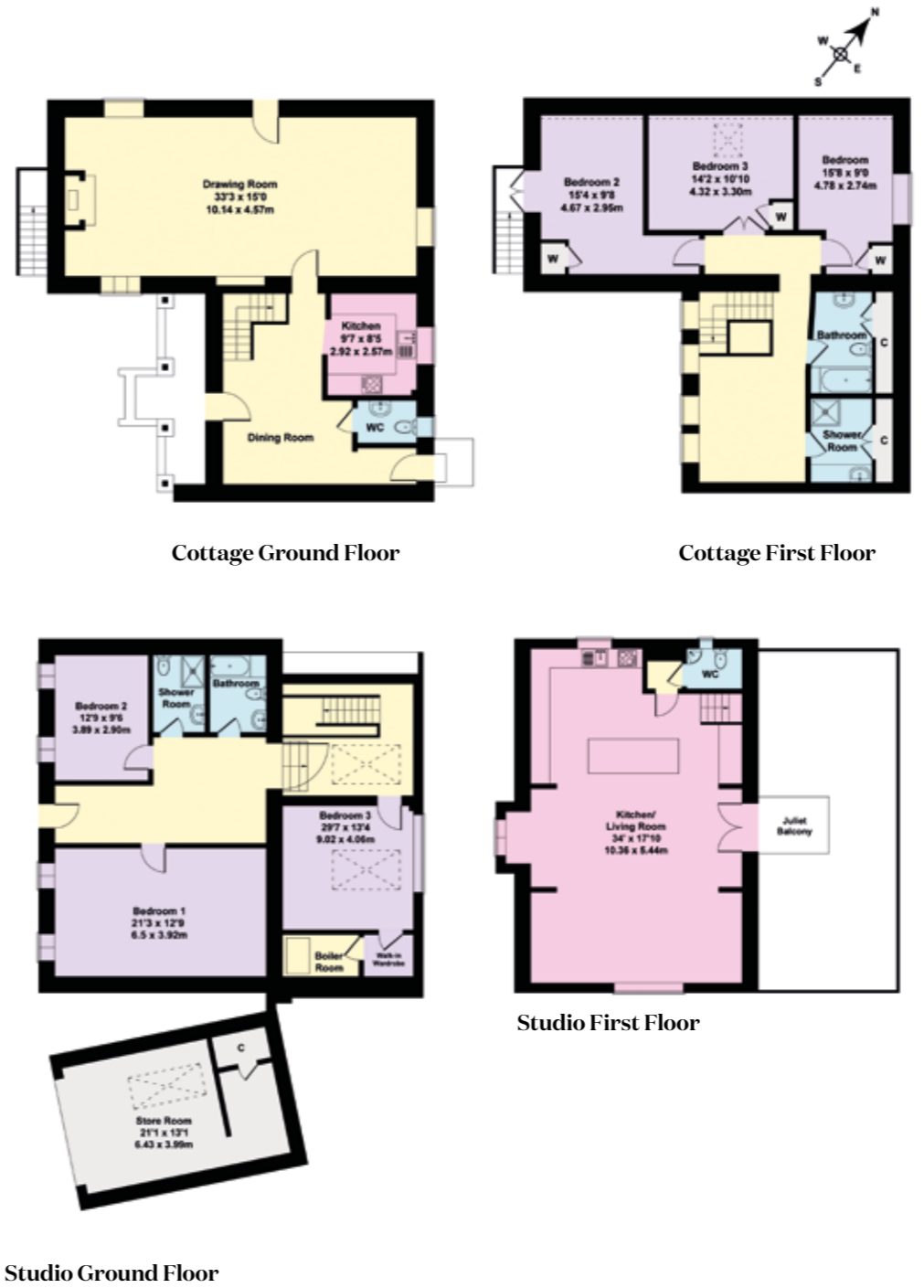
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area  
Farmhouse: 6760 sq ft - 628 sq m (Excluding Galleried Area)  
Studio: 2164 sq ft - 201 sq m  
Cottage: 1711 sq ft - 159 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



# OUTSIDE

The property is set in just over seven acres of mature, beautiful gardens and gently sloping paddocks bordered on one side by two wildlife ponds and on another by a meandering stream. The grounds incorporate ample parking, a double, open-fronted garage, heated swimming pool within a courtyard, stabling and a summer house.

# PROPERTY INFORMATION

**Tenure:** Freehold

**Services:** Mains electricity and water. Private drainage. Oil-fired central heating. Superfast satellite broadband covering the whole site.

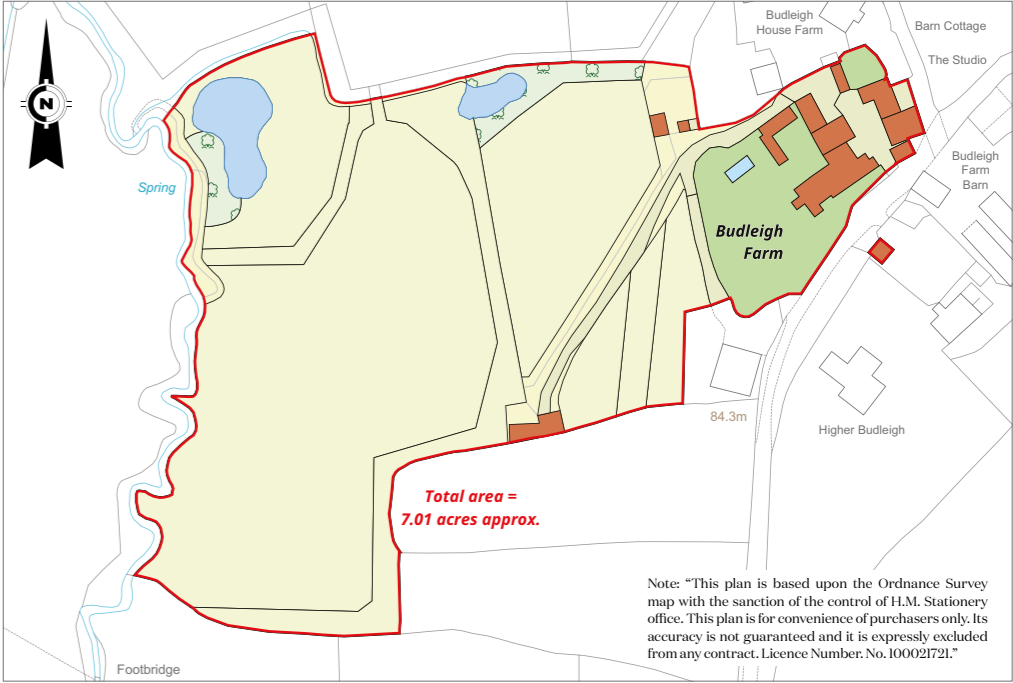
**Local Authority:** Somerset Council ([www.somerset.gov.uk](http://www.somerset.gov.uk))

**Council Tax:** Band H

**EPC Rating:** F

**Directions:** TA21 9LW / What3Words [///spruced.penny.friction](#)

**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



I would be delighted  
to tell you more.

**Florence Biss**  
01392 423111  
florence.biss@knightfrank.com

**Knight Frank Exeter**  
19 Southernhay East, Exeter  
EX1 1QD

[knightfrank.co.uk](https://knightfrank.co.uk)

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