



Symonds
& Sampson



Blake Farm
Rye, Puriton, Somerset

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Rye
Puriton
Somerset
TA7 8DA

A former farmhouse nestling in a quiet backwater, set in a 0.19-acre plot together with a large garage and workshop, ample parking, 4 bedrooms, 2 reception rooms and a conservatory.

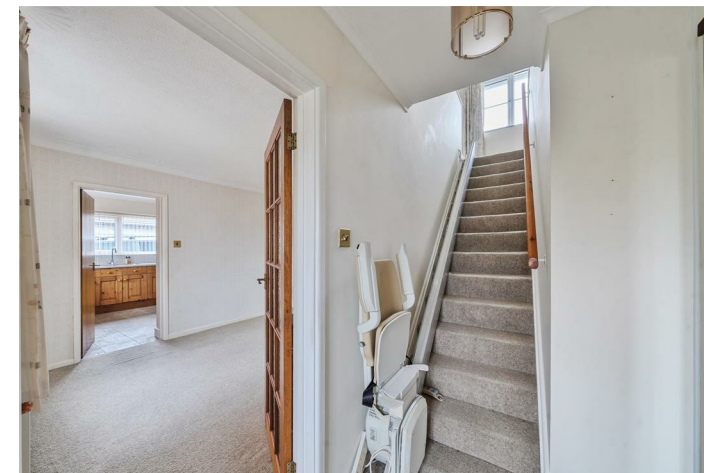


- Detached Former Farmhouse
- Set In A Quiet Backwater
- Large Detached Garage & Workshop
 - Ample Parking
 - No Onward Chain
- Excellent Access to M5 (Taunton, Bridgwater, Bristol)
 - 0.19 Acre Plot

Guide Price £500,000

Freehold

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THE DWELLING

A former farmhouse nestling in a quiet backwater, set in 0.19 acre plot together with a large garage and workshop, ample parking, 4 bedrooms, 2 reception rooms and a conservatory.

ACCOMMODATION

The accommodation comprises an entrance porch, an entrance hall/area, sitting room, separate dining room, kitchen, cloakroom/wc, conservatory, first floor landing, secondary landing area with shower, 3 bedrooms and family bathroom.

OUTSIDE

To the front is a small stone retaining wall with a planted garden area, access to the main front garden, which is again planted with mature shrubs, lawn and an archway leading around to the rear. Adjacent to the garden is a wooden 5-bar gate with a tarmac driveway (parking for several vehicles) that leads to the GARAGE and WORKSHOP.

The rear garden is a very good size, mainly laid to lawn with numerous planted shrubs, bushes, trees etc, together with a greenhouse, storage outbuilding, summer house, LARGE GARAGE and WORKSHOP. Directly behind the garage is another garden area laid to gravel for low maintenance.





SITUATION

Set on the outskirts of this popular Somerset village and close to the edge of the Polden Hills is this detached former farmhouse set in a good-sized plot, together with a large garage and workshop.

Located a short walk to open countryside and within easy access to all the village amenities, which include the village hall, village sports centre, church, primary school, pub, butcher and shops. The development enjoys a peaceful



village setting, whilst retaining easy access to the M5 (Exeter, Bristol), and within close proximity of Bridgwater and the county town of Taunton, together with Street, Glastonbury and Wells.

DIRECTIONS

What 3 words:
///touches.parsnips.hiring

SERVICES

Mains water, electricity, drainage and gas. Gas-fired

central heating via radiators.

Broadband - Ultrafast broadband is available.
Mobile signal/coverage - Available both indoors and outside
(Information from Ofcom <https://www.ofcom.org.uk>)

MATERIAL INFORMATION

Council Tax Band: E

Flood Risk: Very Low



Blake Farm, Rye, Puriton, Bridgwater

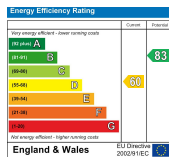
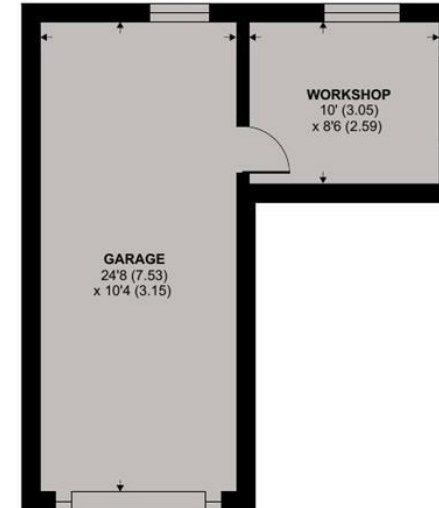
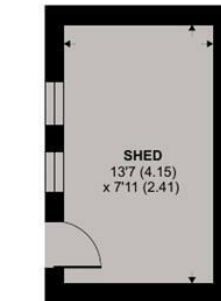
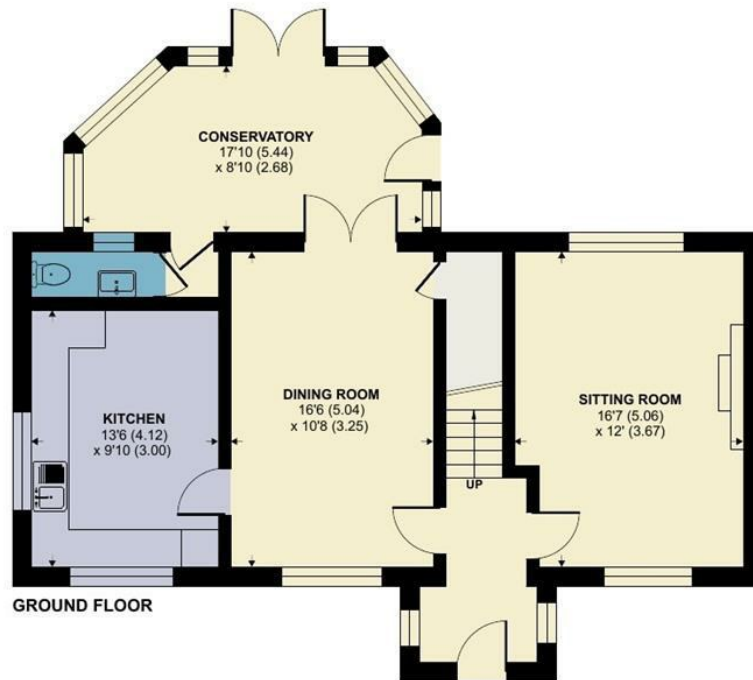
Approximate Area = 1435 sq ft / 133.3 sq m

Garage = 346 sq ft / 32.1 sq m

Outbuilding = 108 sq ft / 10 sq m

Total = 1889 sq ft / 175.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1278046



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