



Glenfield Farmhouse



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Haselbury Plucknett, Somerset, TA18 7NZ

Crewkerne 2 miles. Crewkerne Railway Station 3 miles. A303
5.75 miles. Jurassic Coast 15 miles.

A recently refurbished four bedroom detached house occupying a wonderful edge of village location with extensive parking, detached double garage, attractive gardens and adjoining paddock in all extending to approximately 2.04 acres. EPC Band E

- Edge of Village Location
- Refurbished Farmhouse, New Heating System Installed in 2023
- New to the market for the first time
- Hallway, Boot Room and Shower Room
- Sitting Room
- Four Bedrooms and Bathroom
- Extensive Parking and Double Garage
- Gardens and Paddock

Guide Price £795,000

SITUATION

Glenfield Farmhouse occupies a wonderful rural, yet accessible location, set within the small hamlet of Puddletown which lies on the western outskirts of the village of Haselbury Plucknett. The area has a range of services including a pub, primary school, churches and the village is connected to a bus service. The market town of Crewkerne is within 2 miles where an excellent range of shopping, recreational and scholastic facilities can be found including Waitrose supermarket, leisure facilities including an indoor swimming pool, together with a mainline railway station to Exeter and London Waterloo. The larger town of Yeovil with its excellent commercial facilities is within 7 miles, the A303 is 5.75 miles and the Jurassic coastline is 15 miles.

DESCRIPTION

Glenfield Farmhouse was built in 1938 of brick exterior elevations and is contained beneath a tiled roof. It was extended in 1966 and now provides well proportioned accommodation over two floors. The property benefits from Calor gas fired central heating, together with the majority of the windows and doors being double glazed. Recently the house has been refurbished and offers well appointed accommodation, yet retaining many of its original features. On the ground floor is a hallway and boot room, together with an adjoining shower room, sitting room and well appointed kitchen with an adjoining dining room and on the first floor, four bedrooms and a bathroom. Outside, the driveway leads to the detached double garage, together with extensive parking and turning and adjoining gardens which lie both to the front and rear. Adjoining the rear gardens is a paddock of 1.5 acres.



ACCOMMODATION

A brick arch porch protects a pair of glazed french doors, which lead into the entrance hallway with stairs rising to the first floor with cupboard under. The sitting room enjoys views from two aspects including a bay window to front from which wonderful views can be enjoyed over the garden and adjoining land. Open tiled fireplace with matching hearth and over mantle and three wall light points. On the opposite side of the hallway is the dining room again with bay window to front, picture rail and two wall light points, large opening through to the kitchen which has been beautifully refurbished and comprises; solid oak worktops, an excellent range of floor and wall mounted cupboards and drawers, space for range cooker with extractor over, space and plumbing for dishwasher, wall mounted Worcester gas fired combination boiler, space and plumbing for washing machine and tumble dryer, fine views from two aspects. Rear hall with store cupboard, glazed uPVC door to the covered entrance porch. Shower room with fully tiled shower cubicle, low level WC and pedestal wash hand basin, heated towel rail/radiator. From the rear hall door leads into the rear lobby with uPVC door to rear and adjoining boot room with window, sink with two cupboards and drawer beneath.

Landing with store cupboard and cupboard over. Bathroom comprising panelled bath with shower attachment and metal art deco side panel, high level WC and pedestal wash hand basin. Trap access to roof void and radiator/heated towel rail. Bedroom two with views from two aspects, exposed floorboards and built in cupboard with cupboard over. Bedroom four with window to rear, exposed floorboards and picture rails. Bedroom one with fine views from two aspects and pedestal wash hand basin. Bedroom three with window to front, exposed floorboards, picture rail and wardrobe, together with wash hand basin.

OUTSIDE

An initial shared driveway leads up towards the property with a tarmac driveway leading up to the farmhouse providing extensive parking and turning along with access to the detached double garage constructed principally of brick with a flat roof and is approached through twin up and over doors and is connected with power and light, together with two windows to rear. Garden shed to side. Adjoining the driveway is a garden area laid to lawn, a fine selection of trees, on the opposite side is a delightful garden laid mainly to lawn with various shrubs, bushes and trees, together with the Flow gas tank. On the far side of the house is a further lawned garden together with a selection of shrubs and trees from which wonderful views can be enjoyed. Adjoining is the paddock which lies to the west of the house and is on a gentle north-westerly slope, which is protected by post and wire fencing together with some natural hedgerows and is tree lined. In total the gardens and paddock extend to approximately 2.04 acres.

VIEWINGS

Strictly by appointment through the vendors selling agents. Stags, Yeovil office telephone 01935 475000.

SERVICES

Mains water and electricity are connected. Private drainage. LPG central heating. Broadband : ADSL under 24 Mbps Superfast 24 - 100 Mbps (ofcom). The property is currently connected to Full Fibre Connection with 250 mbps and a ping of 7ms Mobile : EE, O2 and Vodafone (ofcom)

DIRECTIONS

From Yeovil take the A30 towards Crewkerne. Pass through the villages of West Coker and East Chinnock and continue past the turning to Haselbury Plucknett. After approximately 1 mile take the next turning sharp left signposted Haselbury Plucknett taking the first entrance drive on your right hand side. Continue up the drive whereupon the private entrance to Glenfield Farmhouse will be seen.

FLOOD RISK STATUS

Very Low (environmental agency)



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.



Approximate Area = 1535 sq ft / 142.6 sq m
 Garage = 338 sq ft / 31.4 sq m
 Total = 1873 sq ft / 174 sq m
 For identification only - Not to scale

Ground Floor

- Dining Room: 4.50 x 3.48m (14'9" x 11'5")
- Sitting Room: 4.50 x 3.48m (14'9" x 11'5")
- Kitchen: 5.41 x 3.18m (17'9" x 10'5")
- Double Garage: 5.87 x 5.31m (19'3" x 17'5")

First Floor

- Bedroom 1: 5.41 x 3.20m (17'9" x 10'6")
- Bedroom 2: 3.96 x 3.51m (13' x 11'6")
- Bedroom 3: 3.96 x 3.51m (13' x 11'6")
- Bedroom 4: 3.07 x 2.62m (10'1" x 8'7")

RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024.
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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	46	60
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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