



MIDDLE HALSWAY, CROWCOMBE, SOMERSET

Enchanting and totally unique country home with a variety of outbuildings including cottage, Medieval newly thatched barn and Victorian stable block ripe for conversion (stp) situated in truly idyllic spot on the edge of the Quantock hills with far reaching views to Exmoor. In total 11 acres.

SITUATION

Taunton 10 miles, Bridgewater 12 miles, M5 Junction 24

International airports: Bristol 37 miles, Exeter 40 miles, Bournemouth International Airport 84 miles

Mainline Train Services: Taunton to London Paddington 1hr 52 minutes

Middle Halsway Farm is an enchanting property in a very unique location, nestled on the edge of the Quantock hills, the property is situated in a peaceful spot with far reaching views toward Exmoor. Situated within walking distance of Crowcombe village which is a thriving community, with community run shop, post office and historic country pub. The property is easily accessible to Taunton which offers excellent shopping facilities and dining options and the train into London Paddington is less than 2 hours.

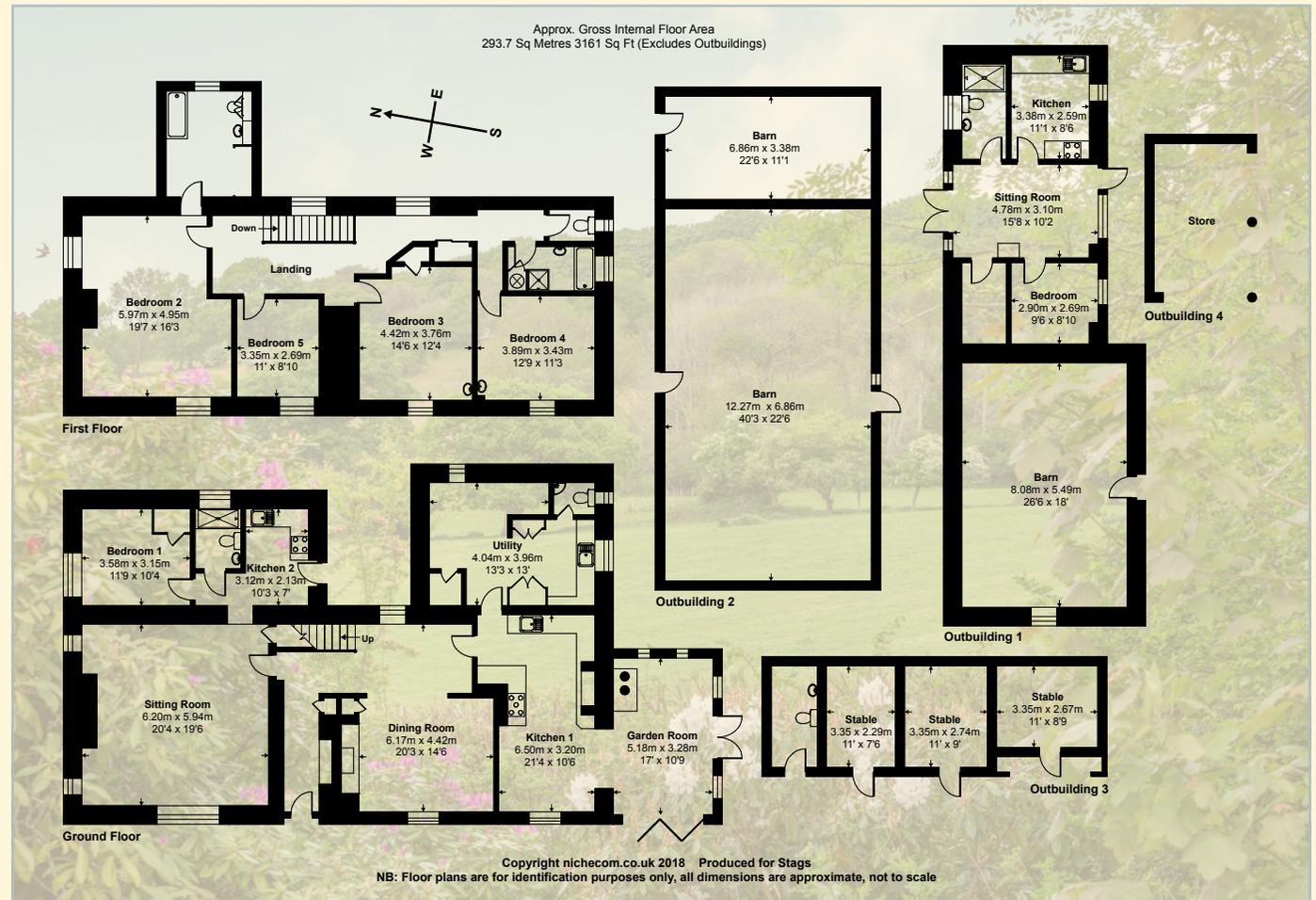
Education Nearby private schools are found in Taunton with Kings College, Queens College and Taunton Preparatory School and the nearest primary school is found in Crowcombe, Further information can be found at www.ics.co.uk and www.somerset.gov.uk/education-and-families/.

Local, Sporting & Recreational There is an abundance of walking and riding opportunities from the property without the need for roadwork. Nearest hunts are with the West Somerset Vale, Quantock Stag hounds and Taunton Vale. Fishing is found in Burton Springs and Middle Halsway has a well-regarded pub – The Bicknoller Inn which can be reached via pretty footpath, a scenic 20 minute walk.

MIDDLE HALSWAY FARM

A completely unique property situated in an enchanting setting on the edge of the Quantock Hills yet with far reaching views to Exmoor. The property has been greatly improved by the existing vendor and would lend itself to a variety of uses, either as a private country home or could be developed into a wedding venue making use of the medieval barn and thatched outdoor room.

Arguably one of the most beautiful houses in the Quantocks and dating back to Tudor times, the main house retains many original features throughout the property whilst also offering a warmth that will welcome any family. Every room offers a unique feel with a sense of history combined with charm. Accommodation to the ground floor comprises: Kitchen, family dining room with four oven Aga, a generous boot room/utility, and downstairs cloakroom. Formal drawing room and further snug room with double chamfered beams and open inglenook fireplace with ancient beam over and malionsto either side with clear view log burning stove. The Medieval staircase leads up to the first floor, with four well-proportioned bedrooms, master bedroom with ensuite bathroom and further family bathroom. The house is accessed via the pretty country lane along the long, sweeping driveway which leads to the front of the property with far reaching views from the front of the house extending to Exmoor which can be enjoyed in every room from the casement windows with window seats overlooking.



THE ANNEXE

Whilst incorporated within the main residence, it is accessed privately to the rear of the main residence with bedroom, kitchen and bathroom.

MEDIEVAL BARN

Newly thatched Grade II listed medieval thrashing barn 40ft with original elm floorboard to the side of the main residence, this barn would suit a variety of uses. With two access points to the front of the house and a private garden area to the rear, the barn would be ideal for hosting wedding receptions. The barn is currently used for storage but ideal for conversion to a function venue or further accommodation subject to planning.

VICTORIAN STABLE BLOCK

Another charming building with a part Grade II listing. The building contains three stables plus a day room with shower sink and toilet. The building is a delightful example of Victorian architecture with scotch pine panelled walls, hay loft and cobbled floor. Whilst they can be used as stables, the potential to convert into additional accommodation is evident (stp).

COACH HOUSE COTTAGE

This charming detached thatched property provides excellent income/accommodation with a double bedroom, sitting room, kitchen/dining room, dressing room and bathroom. Tucked away from the principal residence this property has been easily rented and has its own access from the lane. Currently has all the necessary certifications to rent.

AGENT'S NOTES

Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Grant has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Plans, Areas and Schedules These are based on the Ordnance Survey and are for reference only. They have been carefully checked and calculated by the vendor's agents, however the purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.

Council Tax Band TBC

Services: Private water via borehole & drainage is septic tank, mains electricity.

Fixtures & Fittings Unless mentioned specifically all fixtures, fittings and garden ornaments are excluded from the sale

Tenure The property is sold as Freehold and will be sold with vacant possession on completion

Particulars Prepared by Maddie Standing-Gill May 2021

EXTERNAL GARDENS AND GROUNDS

Stable Barn

This is adjacent to the Coach House Cottage and could be incorporated to enlarge the property or retained as storage barn.

Open Fronted Thatched Folly

This delightful space with pretty babbling brook ideal for an outside entertaining area and provides a charming setting, overlooking the gardens and towards the views to the front. The barn features an exposed stone wall with power and light.

Swimming Pool

The pool neatly sits in a securely positioned situation on the edge of the gardens with a pool room and surrounded by terrace.

Formal Gardens

The gardens surrounding the property total 1.5 acres and offer an interesting variety of settings. To the front of the property is a pretty partisan cobbled garden with pretty cottage flowers and formal bay trees with steps leading to stream and circular pond and beautiful views over Exmoor. Pathways amongst formal lawn and well stocked beds with an abundance of cottage style planting all complimented by the brook which meanders through the gardens and to the side of the property. The gardens surrounding the folly provide an abundance of colour with a variety of mature rhododendron offering plenty of colour. The gardens are magnificent filled with an array of splendid, rare variety of trees and plants, too many to mention.

Equestrian Facilities

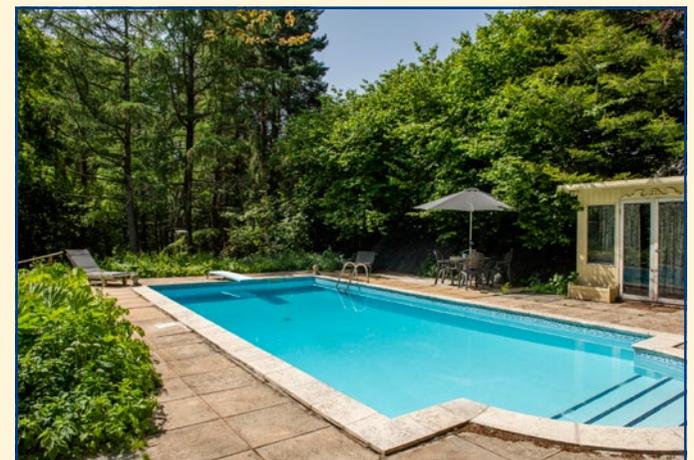
There is a block of stables and yard privately situated to the south east of the main residence, with enclosed yard, five stables, light, power and water. There are two well fenced paddocks leading to further parkland/paddock land. In total about 10 acres.

Parkland/Paddocks

The property is accessed via a gated drive from the lane and the driveway meanders through two parkland style paddocks, which enable best of appreciating the setting of the property and its beautiful surroundings.

Income Opportunity

The property, whilst offering a fine country residence, benefits from an excellent rental income from the Coach House and Annexe, and there is scope further to utilise the Medieval Barn into either further accommodation or further holiday rental, subject to permissions of course. Offered to the market with no upper chain, viewings are by appointment only.





VIEWINGS

All viewings strictly by appointment only with Fox Grant on 01722 782727. Please contact **Maddie Standing-Gill** for further details or email charlotte@foxgrant.com



Charlotte Roberts-Barr



Maddie Standing-Gill



MIDDLE HALSWAY TA4 4BA

DIRECTIONS

Postcode: **TA4 4BAQ**

Heading North on the A358 towards Holford Lane, after approx. 3 miles turn right onto Middle Halsway Lane, after a third of a mile Middle Halsway is situated on your left.



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