



Little Brimley Farm
Appley • Wellington • Somerset

Little Brimley Farm

Appley, Wellington, Somerset TA21 0HL

Appley 0.5 miles • Wellington 6 miles • Taunton 12 miles
London Paddington 1hr 55m
(Distances & times approximate)

A fine period 5 bedroom farmhouse set in mature gardens on the edge of a popular village close to the Devon/Somerset border. Versatile modern American barn with stables, outdoor arena and well fenced paddocks. In all 5.98 acres.

- Drawing room, dining room, sitting room, kitchen/breakfast room, pantry and utility/boot room
- Master bedroom with ensuite shower room, Bedroom with en-suite shower room, 3 further bedrooms and family bathroom
 - American barn
 - Outdoor Arena
- Lovely landscaped gardens
 - Pretty pastureland

In all 5.98 acres (2.42 ha)

For Sale by Private Treaty





Situation

Little Brimley Farm is situated on the fringes of the popular village of Appley, surrounded by the rolling countryside in the Upper Tone Valley on the Somerset/Devon borders. Appley has a thriving community including a preschool, community run village store/cafe and the well-regarded Globe Inn is just a short stroll away. Set in a convenient location, the property is well placed for access to the nearby town of Wellington with its range of independent shops, supermarkets as well as a Waitrose and a variety of recreational facilities including a cinema and sports centre with a swimming pool. There are excellent road links with the M5 interchange at Junction 26, to the east of Wellington, providing easy access to Exeter, Bristol, the Midlands and London. The county town of Taunton and the cathedral city of Exeter are both easily accessible and offer a comprehensive range of recreational and shopping facilities.

The Property

This stylish country house cleverly combines the original period farmhouse which dates back to the 16th century, with a sympathetic extension to create a spacious five bedroom home. Facing south with rendered elevations under a slate roof, Little Brimley Farm has retained its traditional charm, yet has all the conveniences of modern living. The house has been the subject of an exacting refurbishment, the original features such as an inglenook with a bread oven and chamfered beams have been complimented by the use of natural materials such as limestone and oak floors. Lavender fringed steps lead up to the terrace which runs the length of the front façade of the house, creating a perfect opportunity for outdoor entertaining. The light filled entrance hall with a central staircase, creates an arresting first impression. At the heart of the home is the spacious kitchen/breakfast room, with space for dining or relaxing by the wood burner, and French windows which open onto the terrace. The kitchen features bespoke cabinetry with granite work surfaces, 3 oven electric Aga and Belfast sink, with the adjacent pantry providing further storage, as well as a sink and an oven. The dining room flows into the drawing room through an oak archway creating a more formal entertaining space, with French windows opening onto the semicircular terrace. Upstairs the principal bedroom has a vaulted ceiling with fitted wardrobes and an ensuite shower room. There are



four further double bedrooms, one of which has an en-suite shower room, and a family bathroom. Most of the rooms face south and have lovely views over the gardens and paddocks.

Please see floorplan for accommodation and measurements.

Outside

Set back from the road behind electric gates, the gravel drive is flanked by post and rail fenced paddocks on one side and the garden on the other, it sweeps up to a parking area near the house. The landscaped grounds provide a glorious private setting, with a pretty stream meandering through an informal woodland garden filled with magnolias, azaleas, acers and mature trees. To the front of the house is a more formal area with terraced borders filled with sun loving plants. Beyond the house is an attractive Summer House (4.5m x 4m) which could provide an ideal office or studio and a small orchard.

The equestrian facilities are approached by the main drive leading to a modern timber clad American Barn (22.4m x 11.6m) with concrete yards to front and rear. Currently housing 5 loose boxes, a tack room, storage and a WC, this versatile outbuilding could be easily adapted for alternative uses. Conveniently located to the side of the barn is the Outdoor Arena (45m x 25m). Beyond are further gently sloping paddocks. In all 5.98 acres (2.42 ha).

Services

Main electric. Main water. Private drainage. Oil fired central heating. Solar panels on the barn roof.

Tenure

All freehold with vacant possession upon completion.

Sporting

All rights are owned and included in the sale. Hunting with the Taunton Vale Harriers. Racing at Taunton. Golf at Oake Manor Golf Club.

Rights of Way

No public rights of way cross the property.

Education

Primary schooling at Stawley. State secondary school at the Kingsmead School. Independent schools in the area include





Wellington School, Blundells in Tiverton, Kings and Queens Colleges and Taunton School.

Local Authority

West Somerset District Council. Tel: 01984 632291 Council Tax Band: D

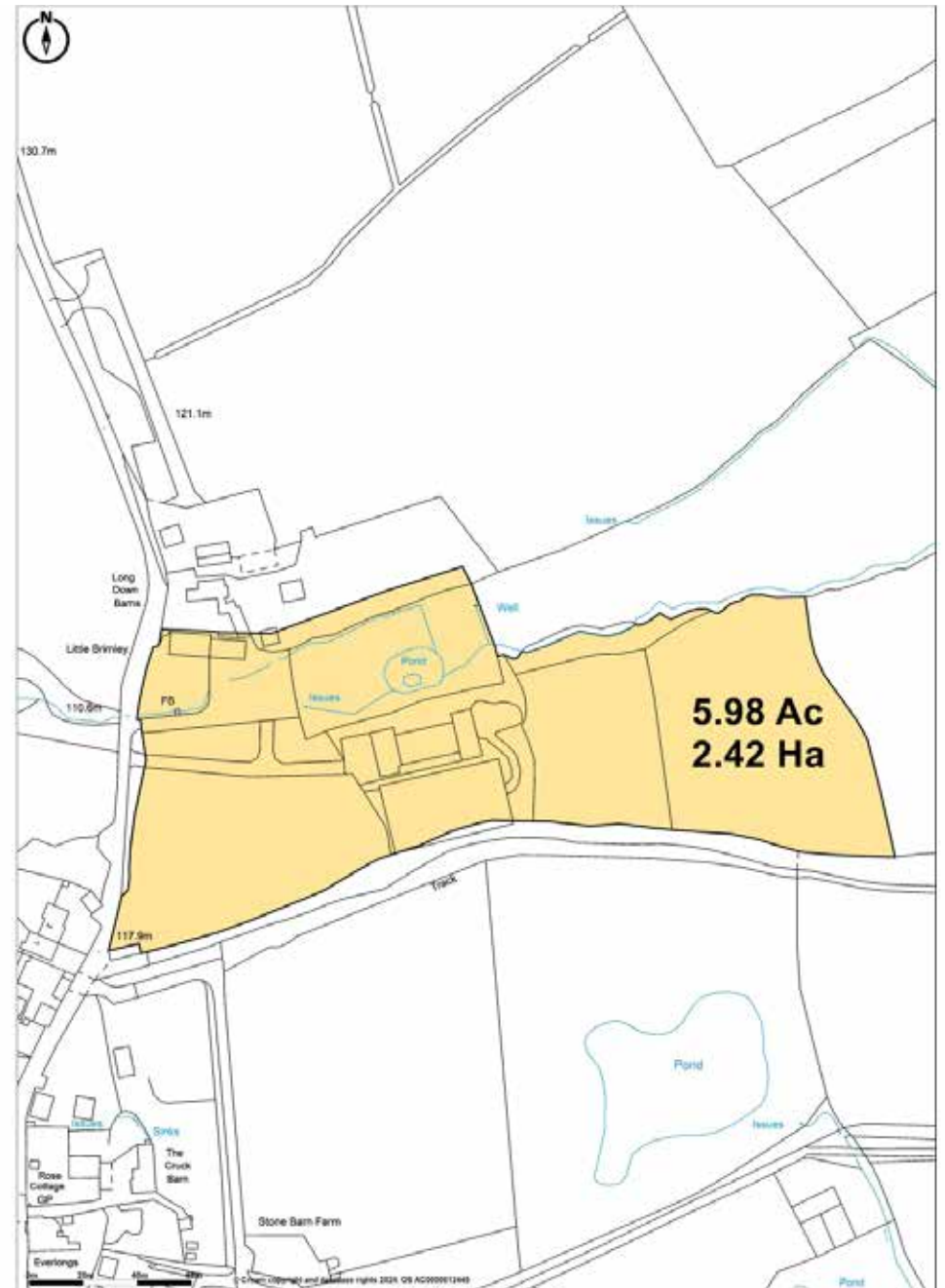
Directions

From junction 26 of the M5 motorway follow the signs to Wellington. At the roundabout with the A38 and take the first exit signposted Exeter. Bear left at the next roundabout and continue past the Beambridge Inn on your left hand side. At the top of the Whiteball Hill turn right signposted Greenham, Appley and Ashbrittle. Continue on this road passing through Greenham taking the right hand turning at Appley Cross. Pass The Globe Inn on the left, and after a short distance, Little Brimley Farm will be seen on the right hand side.

What3words ///twisting.feuds.clumped

Viewing

Strictly by prior appointment with sole agents Symonds and Sampson LLP. Further information, if required, is available from Ross Willmington or Angela Gillibrand on 01297 33122



Little Brimley Farm, Stawley, Wellington

Approximate Area = 3510 sq ft / 326.1 sq m
 Limited Use Area(s) = 517 sq ft / 48 sq m
 Total = 4027 sq ft / 374.1 sq m

For identification only - Not to scale

Denotes restricted head height



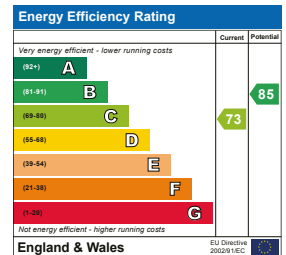
FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1117583



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Sole Agents:

01297 33122

Symonds & Sampson LLP

Trinity Square

Axminster EX13 5AW

Contact Ross Willmington or Angela Gillibrand

rwillmington@symondsandsampson.co.uk

symondsandsampson.co.uk



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