



Jenkins Farm



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Rodhuish, Minehead, Somerset, TA24 6QN

Withycombe 1.5 miles. Minehead 6.5 miles. Taunton 20 miles.

Character 5 bedroom farmhouse with large kitchen/breakfast room, excellent outbuildings, stables and paddocks. In all 3.26 Acres.

- Character 5 Bedroom House
- Gardens and Parking
- Traditional and Modern Outbuildings
- Paddocks
- Access to Good Riding and Walking
- Freehold
- Council Tax Band E
- EPC Band C

Guide Price £795,000

SITUATION

The property is situated in a lovely rural area, in the hamlet of Rodhuish, which is a delightful hamlet with a charming fifteenth century church. The village of Withycombe is 1.5 miles away and has its own village hall and church. The coastal resort of Minehead is 6.5 miles and provides a wide range of shopping, banking and educational facilities, a hospital and regular bus services. It also caters for various leisure interests, including an 18-hole Golf Course and marine activities. The property is situated on the edge of the Exmoor National Park close to some of the best moorland and woodland countryside where walks and other country pursuits can be enjoyed.

The County town of Taunton is 20 miles away and has extensive retail and commercial facilities, together with access to the M5 and a main line rail station with fast trains to London. There are three independent schools at Taunton as well as the County cricket ground.

DESCRIPTION

Jenkins Farm is a five bedroom character house with gardens, orchard and parking. PV panels, air source heat pump and insulation including a new hot water and central heating system have recently been fitted and are under warranty. The property is complemented by a range of traditional and modern outbuildings, stables, three paddocks and orchard and a small copse. With the adjacent bridleway it has access to wonderful riding and walking and would be ideal for anyone with equestrian pursuits. There are good grazing paddocks and in all totals to 3.26 acres.



ACCOMMODATION

The Kitchen/breakfast room is a good sized double aspect room with a Rayburn and plenty of space for a large table. The sitting room is a cosy room with fitted cupboard and a fireplace inset with a wood burner, The dining room has a fireplace and fitted book shelves. There is also a study. There are three rooms which can be made into extra off the rear hallway which are currently used for a utility/boot room and storage.

Upstairs there are five double bedrooms and the family bathroom. There is a door which leads into the upper level of the barn which could be converted into extra accommodation subject to the necessary planning permission.

OUTSIDE

Access off the council road leads into the parking area for several cars. There is a lawned area to the front and a path leads up to the entrance door. To the rear of the house is a large garden area mainly laid to lawn. To the side of the garden is a mature orchard. The paddocks are gently sloping with water and well fenced.

OUTBUILDINGS

Adjoining the house on the western side is a good sized two storey traditional barn, which could provide extra accommodation subject to the necessary planning permission. There is an overage agreement in favour of a previous owner (The Crown Estate) affecting part of this barn and the two storey building to the rear of the house by the back door. If planning consent is granted for change of use 30% of the enhanced value is payable. This agreement lasts for a period of 25 years starting from January 2014. Please ask the agents for more details. To the rear of the house is another traditional two storey outbuilding. A Dutch Barn houses three internal stables and plenty of space for hay and tack. Beyond the traditional outbuildings there is another gated access off the council road giving access to the concrete yard, paddocks, the traditional outbuildings, the Dutch Barn housing the stables and a steel framed agricultural barn. There is plenty of space to park a trailer/horse lorry.

AGENTS NOTE

There is a restriction listed on the title with the Crown Estates. Please ask the agents for further details.

SERVICES

Mains electricity and water. Private shared drainage. Air source heat pump and PV panels. Ofcom predicted broadband services - Standard: 13 Mbps download 1Mbps Upload. Ofcom predicted mobile coverage for voice and data: Internal - Vodafone Voice likely. External: EE, Three, Vodafone voice and data likely, O2 voice likely. Local authority: Somerset Council.

VIEWING

Strictly by appointment with the agents please.

DIRECTIONS

From the A39 turn into Court Place Lane and follow the road through Withycombe. Follow this lane for approximately 1.5 miles, keeping left at each junction and the property will be found on the right.

COUNCIL TAX

Council Tax Band E

WHAT3WORDS

///binds.equipment.fended



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 = 2893 sq ft / 268.7 sq m
 Limited Use Area = 64 sq ft / 5.9 sq m
 Outbuildings = 4441 sq ft / 412.6 sq m
 Total = 7398 sq ft / 687.3 sq m
 For identification only - Not to scale

Denotes restricted head height

First Floor

- Bedroom 1: 4.26 x 4.06m / 14'9" x 13'4"
- Bedroom 2: 4.65 x 2.03m / 15'3" x 6'8"
- Bedroom 3: 4.50 x 5.18m / 14'9" x 13'9"
- Bedroom 4: 3.51 x 3.35m / 11'6" x 11'
- Bedroom 5: 5.51 x 3.66m / 18'1" x 12'
- Barn: 6.53 x 6.21m / 21'5" x 17'1"

Ground Floor

- Sitting Room: 4.22 x 3.99m / 13'10" x 12'9"
- Dining Room: 6.22 x 4.14m / 13'10" x 13'7"
- Kitchen / Breakfast Room: 5.54 x 5.18m / 18'2" x 17'
- Utility
- Study
- Store: 3.84 x 2.39m / 12'7" x 7'10"
- Store: 5.03 x 4.06m / 16'6" x 13'4"

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). Gridhecom 2024. Produced for Stags. REF: 1132317



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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