



Warrs Farm







# Warrs Farm

Luckwell Bridge, Minehead, Somerset, TA24 7EG

Wheddon Cross 1.4 miles. Exford 3.5 miles. Taunton 25 miles.

A charming period 4/5 bedroom farmhouse offering generous versatile living accommodation together with an annexe, garaging, stone outbuildings, lovely gardens and land extending to 15.82 acres in total.

- Substantial Period 4/5 Bedroom Farmhouse
- Traditional Farmhouse Kitchen/Breakfast Room
- Stone Outbuildings, Stables, Garaging
- Direct Access To Wonderful Riding and Walking
- Council Tax Band F
- Annexe Potential
- 3 Receptions Rooms
- In All 15.82 Acres. Further Land Available.
- EPC Band E
- Freehold

Guide Price £1,250,000

## Stags Dulverton

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## SITUATION

Warrs Farm enjoys a sheltered position between Luckwell Bridge and the popular moorland village of Wheddon Cross. Being in the heart of the Exmoor National Park, it is ideally located to take advantage of the excellent opportunities to walk and ride on the open moor towards Dunkery Beacon as well as the lovely river valleys. Wheddon Cross has a pre-school and primary school, a general store incorporating a post office, a cash machine and fuel pumps, a pub, a village hall and the local Church is in the adjacent village, Cutcombe. Exford has two hotels, shop, garage, village hall and a village school.

The historic village of Dunster is 6.5 miles away and the coastal resort of Minehead, with more comprehensive shopping facilities, is just 10 miles to the north.

The county town of Taunton, which is 25 miles away, has extensive retail and commercial facilities, together with three independent schools and the Somerset County Cricket Ground. There is access to the M5 motorway (Junction 25) and a main line station with fast trains to London Paddington and the North.

## DESCRIPTION

Warrs Farm offers substantial and versatile accommodation including an annexe which could form an integral part of family living, or be separate accommodation for a relative. It is a well presented farmhouse and provides spacious four bedroom accommodation of immense charm and character exhibiting a wealth of period features including an inglenook fireplace and exposed beams. The stables, paddocks, outbuildings and access to wonderful open riding country make the property ideal for equestrian pursuits.

## ACCOMMODATION

The front door opens into a reception hall with stairs to the first floor. Leading off the hallway is the beautiful traditional farmhouse kitchen/breakfast room filled with natural light and fitted with a range of units, a four oven electric Aga, integral oven and slate flooring. There is a walk in larder and at one end is the dining area with plenty of space for a large table. Across the hallway there is a spacious double aspect sitting room with fireplace inset with a log burner and large windows overlooking the gardens.

Through the end of the kitchen/breakfast room leads into an additional sitting room with inglenook fireplace fitted with a log burner and window overlooking the garden. Doors from here lead through to a separate dining room and a well equipped second kitchen with Rayburn, which can also be accessed from the dining room. There is also separate external entrance to this part of the house and second staircase leading to the first floor from the sitting room. These additional rooms can be used as the ground floor element of the separate annexe accommodation or easily integrated into the main house as formal dining room and additional reception rooms. Also on the ground floor is a rear hall and utility/shower room.





On the first floor there are four bedrooms in total. The main turning staircase leads to the landing, off which lies the master bedroom with ensuite, a spacious room flooded with natural light, along with Bedroom 3 is a good sized double room, a family bathroom, and large cupboard off the corridor. Bedroom 4, another double provides access through the other half of the house. Beyond is a large landing area which is currently utilised as additional reception/office space with the second staircase, giving access to bedroom 2 and a further family bathroom. The landing, bathroom and bedroom 2 are currently used as the upstairs part of the annexe.

### OUTSIDE

The stone pillared gated entrance leads into the driveway and ample parking. Adjacent is the open fronted garaging for three cars. The house is complemented by its pretty gardens to front and side, the original cobbled yard and traditional stone outbuildings consisting of two stables, a garage and an open fronted barn fitted with PV panels on the roof.

### THE LAND

A gate from the yard leads to the land, offering gently sloping pasture with hedge boundaries and divided into three enclosures.

There is a further 7.65 acres available by separate negotiation and accessed across the lane adjoining Lot 1 land.

### VIEWING

Strictly via appointment with Stags, Dulverton Office. 01398323174

### SERVICES

Mains electricity and water. Private drainage (Treatment Plant). Heating - Main House: Electric Aga and electric heating. Annexe: Oil Fired Central Heating and Oil Fired Rayburn in annexe. PV panels feeding the house and with battery storage. Ofcom predicted Broadband service - Standard: Download 16Mbps. Upload 1Mbps. Ultrafast: Download 1000Mbps. Upload 220Mbps. Ofcom predicted mobile coverage for voice and data: Internal - EE & Three limited. External - EE & Three, O2 (data limited) and Vodafone (data limited). Local authority: Somerset West and Taunton Council.

### DIRECTIONS

From Dulverton take the A396 northwards and upon entering Wheddon Cross, turn left at the crossroads, signposted Exford. Continue on the B3224 past the turning for Dunkery at Blagdon Cross. Sniffwells Cottage will be found shortly on the right hand side.

### WHAT3WORDS

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Approximate Area = 3230 sq ft / 300 sq m (excludes carport / store)

Limited Use Area(s) = 2 sq ft / 0.1 sq m

Garage = 188 sq ft / 17.4 sq m

Outbuildings = 736 sq ft / 68.3 sq m

Total = 4156 sq ft / 385.8 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 2024. Produced for Stags. REF: 1210091



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



