



Lower Sminhays Farm,







Lower Sminhays Farm,

Brendon Hill, Exmoor, Somerset, TA23 0LG

Treborough 1 Mile. Roadwater 3 Miles. Wheddon Cross 6 Miles. Taunton 16 Miles.

A delightful 3/4 bedroom stone barn conversion with an array of outbuildings, arena, paddocks, set in a quiet location yet within easy reach of Taunton. In all 15.41 Acres.

- Character 3/4 Bedroom Barn Conversion
- Arena and Field shelters
- Farmhouse Kitchen/Breakfast Room
- Access To Excellent Walking And Riding
- Council Tax Band D
- Outbuildings Including An Atcost Barn
- Well Fenced Paddocks And Parcel of Woodland. In all 15.41 Acres
- Generous Sitting room
- EPC Band F
- Freehold

Guide Price £775,000

Stags Dulverton

13 Fore Street, Dulverton, Somerset, TA22 9EX

01398 323174 | dulverton@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



@StagsProperty

SITUATION

Lower Sminhays Farm occupies a sheltered position, nestled in the Brendon Hills and is situated within its own land with no immediate neighbours. The Brendon Hills are situated within Exmoor National Park and the property enjoys excellent road access to the B3224. The hamlet of Treborough with its church is 1 mile away and Roadwater village, 3 miles away has a local garage, general store, post office, pub and a village hall. Williton offers a wider range of amenities. Old Cleeve Pre and First Schools at Washford are 6 miles away. Taunton lies to the east and to the west are the moors and wooded valleys of Exmoor. Wimbleball Lake is only a short drive away, an excellent location to enjoy sailing and fishing. The North Coast is 7 miles away. Wheddon Cross is approximately 6 miles to the west which hosts pre-school and primary school, general stores incorporating post office and fuel station. A public house and church is in adjacent Cutcombe.

The larger town of Dulverton is 9 miles away and offers a variety of shops together with a post office, chemists, doctors, dentists and veterinary surgery, library, as well as a junior school.

The county town of Taunton lies 16 miles to the east which hosts an extensive range of retail, commercial, schools and leisure facilities with access to the M5 and mainline rail stations to London Paddington. There are in addition three independent schools and Somerset County Cricket Ground.

DESCRIPTION

Lower Sminhays was converted from a stone barn in the 1990's and later extended. It now provides 3/4 bedroom character accommodation retaining some original features. With its versatile outbuildings, paddocks, arena and access to wonderful riding country, the property makes an ideal base for someone with an interest in equestrian pursuits or those simply dreaming of a slice of the good life.

ACCOMMODATION

The spacious kitchen/breakfast room is a lovely dual aspect room with its vaulted ceiling, beams, exposed stone work and slate flooring. It is fitted with a range of farmhouse style units including a dresser, a Sandyford cooker (disconnected) and there is plenty of space for a farmhouse table. The generous sized sitting room has an inglenook style fireplace with beam over, slate hearth, inset with a wood burning stove, exposed beams, slate flooring, fitted bookshelves and an understairs cupboard. Off the sitting room is the dual aspect dining room or fourth bedroom with a door to the garden. Also leading off the sitting room is the conservatory with underfloor heating, door to the garden and views over to the fields. To complete the downstairs there is a generous sized cloakroom with room for a shower if desired and a useful utility room with a farmhouse sink with wooden drainer. space for washing machine, airing cupboard and store.

The stairs lead to a generous landing on the first floor. leading off from here are two double bedrooms both dual aspect with lovely views over the fields. The third bedroom is a single bedroom or could be used as a study. The family bathroom is fitted with a bath, shower cubicle, WC and vanity unit.





OUTSIDE

To the front of the house is a large gravelled parking area. To the side is an area of garden which is currently laid to grass and a gravelled terrace adjacent to the conservatory. At the rear of the property is an orchard.

OUTBUILDINGS

There is a useful Atcost Barn (18.15m x 5.77m) with a separate access off the council road. It previously housed internal stables but could be used for a variety of other uses including livestock, storing machinery or vintage cars. To the front of this is a concrete yard. There is a separate timber loose box with tack room and another pony stable. There is a schooling arena (24.28 m x 22.09m) which would require re surfacing. Adjacent to the parking area are two stone stores. There is electricity to the buildings.

THE LAND

The land is mainly gently sloping pasture and divided into five enclosures. The fields have water, good hedges for shelter and are well fenced. In two of the fields there are field shelters. In addition there is an area of woodland running through the middle of the land. Part of this has been felled and left to naturally regenerate.

VIEWING

Strictly by appointment with the agents please.

SERVICES

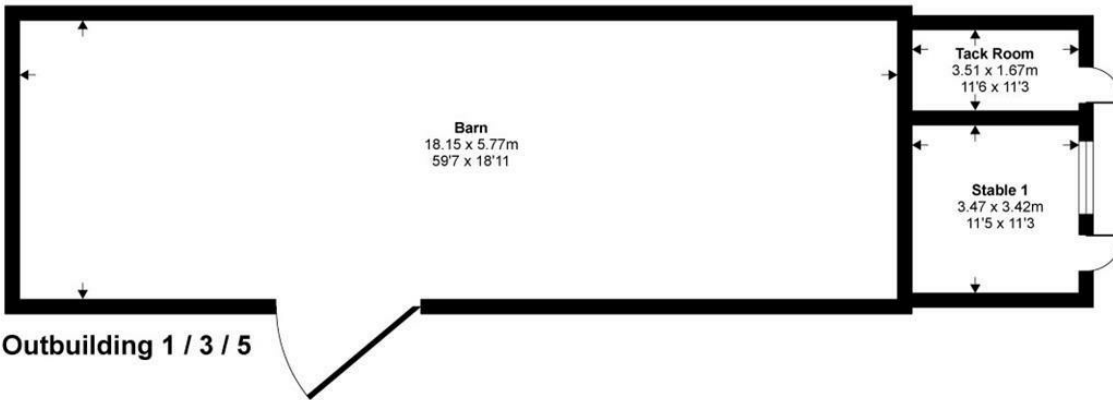
Mains electricity. Private water (bore hole) and private drainage by way of a septic tank which was installed in 2020. Purchasers to satisfy themselves with their own inspection. Oil fired central heating. Superfast fibre broadband is connected to the property. Local authority: Somerset West and Taunton Deane.

DIRECTIONS

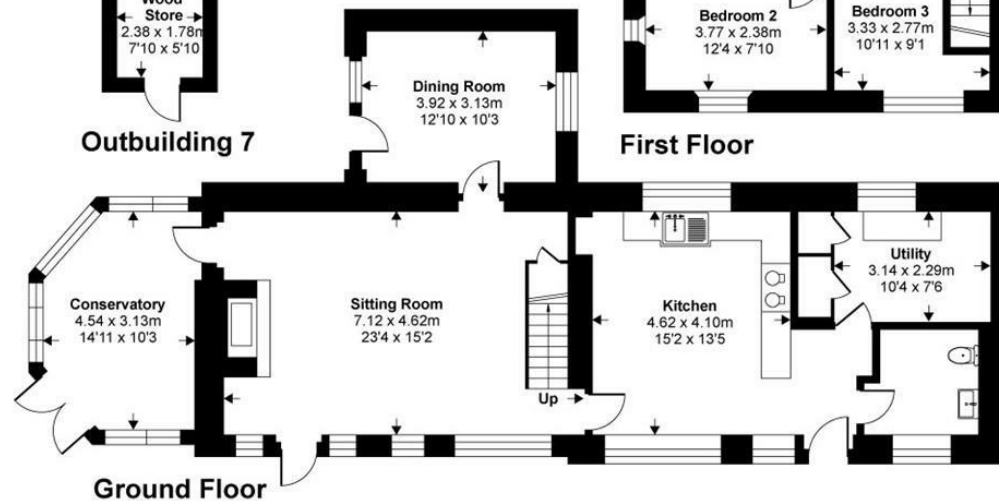
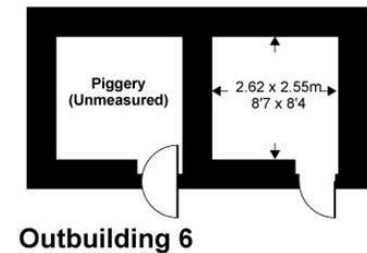
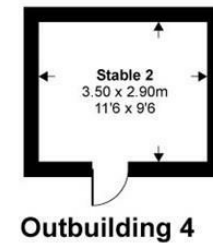
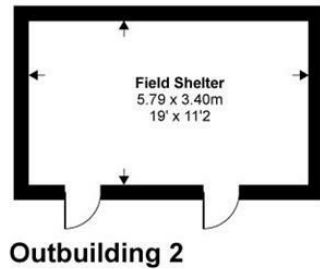
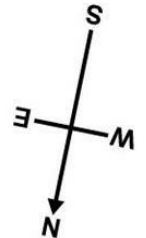
From Taunton take the A358, then the B3224 and after passing the Raleghs Cross Inn, take the next right turn signposted to Wheddon Cross (by Beulah Chapel) and then take the first turning on the right signposted to Treborough. After a short distance Lower Sminhays will be found on the left hand side.

WHAT3WORDS

///soak.newsreel.daylight



Approximate Area = 1622 sq ft / 150.7 sq m
 Outbuildings = 1760 sq ft / 163.5 sq m (excludes piggery)
 Total = 3382 sq ft / 314.2 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 2025. Produced for Stags. REF: 1231305



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	33	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



