



Appley Court Farm



# Appley Court Farm

Stawley, Wellington, Somerset TA21 0HJ

Wellington 5 miles | M5 9J26) 6.5 miles | Taunton 12 miles

Stunning Grade II listed Somerset longhouse with 7 bedrooms and 8 Acres in a sought after village location with the addition of a holiday let and barn

- Grade II Listed Farmhouse
- Flexible Accommodation
- 7 Bedrooms
- 3 Reception Rooms
- Large Kitchen/Breakfast Room
- 1 Bedroom Holiday Let
- Delightful Gardens and Paddock
- 8 Acres
- Freehold
- Council Tax G

Guide Price £1,450,000

## SITUATION

Appley Court Farm is situated in a rural, yet accessible, location within the popular hamlet of Appley, with the Globe Inn Public House and primary school. Wellington is within 5 miles and offers a good range of day to day facilities along with the popular Wellington School. The property is equidistance between three of the top schools along the Devon/Somerset border. The county town of Taunton and the cathedral city of Exeter are both within an easy drive and offer a greater range of shops, amenities, sixth form Colleges and Exeter University. The M5 motorway is easily accessible at junctions 26 and 27 and mainline rail stations at Tiverton Parkway and Taunton having regular services to London Paddington.

## DESCRIPTION

Believed to date from the 17th century, Appley Court Farm comprises a Grade II listed Somerset longhouse and an attached converted former cider house, providing an extensive and attractive family home. The former cider house is currently incorporated as part of the main accommodation, although it easily lends itself to be a self-contained two bedroom annexe. The property offers a wealth of character, including large inglenook fireplaces, exposed ceiling timbers and original plank and muntin screen with further exposed wall timbers and leaded light windows.

Outside are attractive gardens to the front and to the rear a large yard area with useful outbuildings, including former wagon barn which has been converted into a one bed holiday let and a substantial and versatile modern agricultural building, both lending themselves to potential income. The land extends to approximately 8 acres with field shelter and well stocked lake.



## ACCOMMODATION

Entrance canopy with oak boarded door into the lobby with exposed ceiling beams and door to dining room. Sitting room with a superb inglenook fireplace with exposed stonework with beam over, exposed ceiling beams. Dining room with large open stone fireplace and exposed ceiling beams. Farmhouse kitchen comprising double ceramic sink, base units, built in oven and hob, island unit, large inglenook fireplace with inset four oven oil fired Aga on a slate hearth, original bread oven, window seat, beams and timber and glazed door. Rear hall with door to rear and secondary staircase to first floor. Study with leaded window to rear. Laundry room with space for appliances and ceramic tiled floor. Cloakroom with low level WC, wash hand basin. Drawing room is a superb room with large inglenook style fireplace with exposed stonework and beam, inset woodburner stove on a slate hearth, original plank and muntin screen with exposed wall timbers and beams, wide staircase leading to first floor with useful cupboard beneath. Utility comprising Belfast sink with taps over, worktops with cupboards and drawers beneath, space for cooker and dishwasher, window and door to side.

Landing with built in corner cupboard, steps leading to a large boarded attic room. Bedroom 1 with open fireplace and door to a Jack and Jill shower room with fully tiled shower cubicle, low level WC and pedestal wash hand basin and door to Bedroom 2. There are 4 further bedrooms on this floor, one with an en-suite and with period features along with 2 family Bathrooms and 2 sets of stairs accessing the ground floor.

## WAGON BARN

Wagon Barn comprising a traditional stone construction set beneath a slate roof with open plan living area with kitchen, a shower room with WC and wash hand basin and double bedroom and is currently being used as a holiday let.

## OUTSIDE

To the front of the farmhouse is a walled and fenced garden, which is approached through a five bar timber gate and gravel drive. There is a paved flagstone patio area with attractive shrubs and herbaceous borders. There is a lawned area together with various trees and shrubs. To the rear of the property, the gravelled driveway leads to a large, fully enclosed, courtyard area providing extensive parking and access to the outbuildings and double timber garage. Modern agricultural building with part block and profile steel clad elevations with sliding metal doors to one end and concrete floor throughout, currently providing stabling, tack room with power and light. This is a highly versatile building and could be used for a number of purposes. Beyond this is the fenced paddock of approx 8 acres with field shelter and a well stocked lake.

## SERVICES & AGENT NOTE

Mains water and electricity are connected. There is also a well. Private drainage. Oil fired heating. The owner is open to negotiation, should you not require the land, please ask the agent for further details.

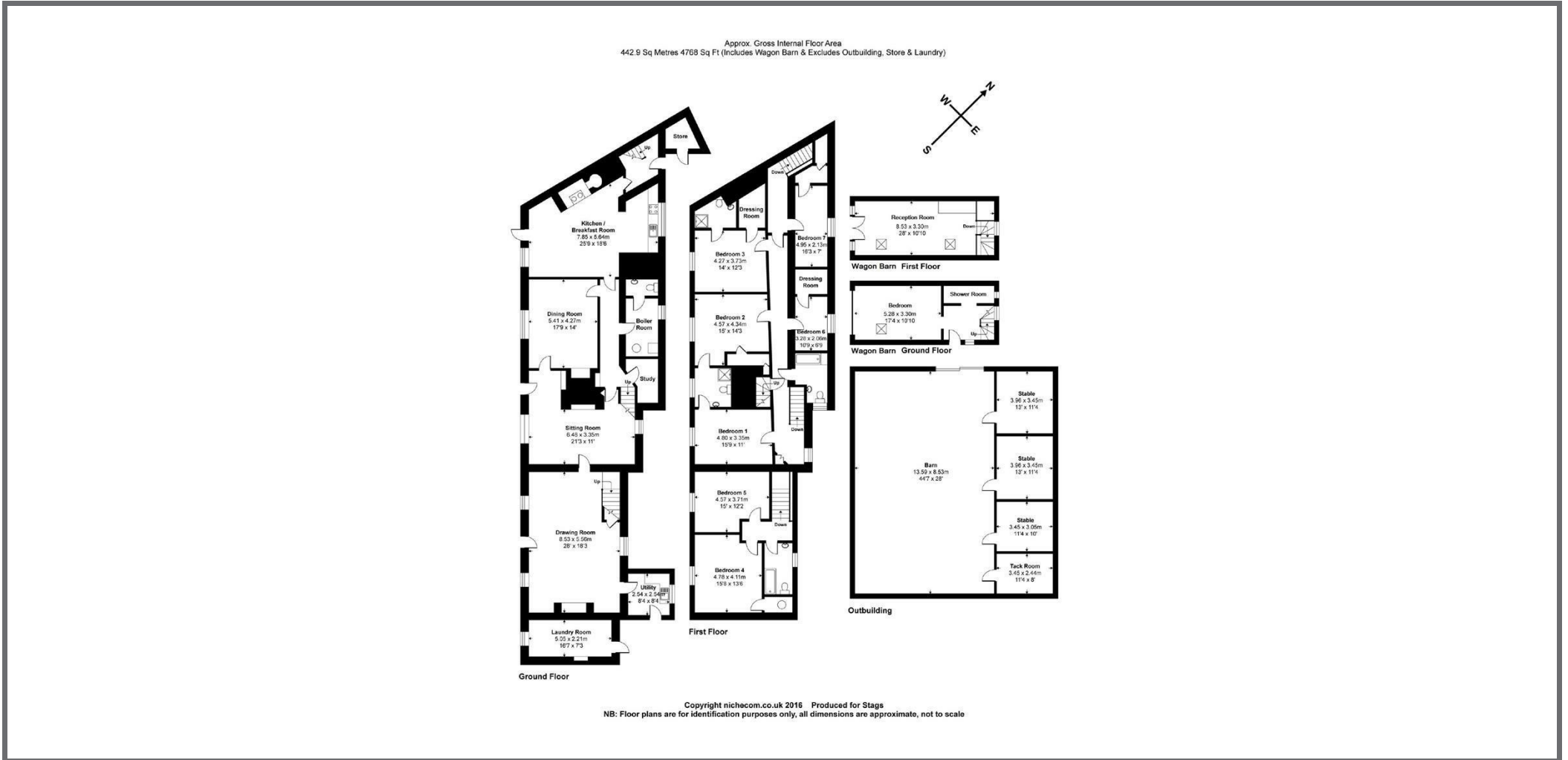
## VIEWINGS

Strictly by appointment with the vendor's selling agents, Stags, Wellington Office.

## DIRECTIONS

From junction 26 of the M5 motorway (Wellington) continue to 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 and continue to the top of Whiteball Hill. At the top of the hill turn right signposted Greenham, Appley and Ashbrittle and Westleigh Quarry. Continue on this road passing through Greenham taking the right hand turning at Appley Cross. Continue along this road, entering the hamlet and Appley Court Farm will be seen on the right hand side.





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