



STAGS

B U D L E I G H F A R M

Budleigh Farm

West Buckland, Taunton, Somerset TA21 9LW

- Wellington 4.7 miles
- M5 (J26) 4 miles
- Taunton 4 miles

A characterful Grade II listed period farmhouse with glorious country views, separate cottages, well-kept gardens and paddocks extending to just under 8 Acres

- Grade II Listed 4/5 Bedroom Period Farmhouse
- Two 3 Bedroom Cottages and 1 Bedroom Annexe
- Outdoor Heated Swimming Pool
- Wonderful Stocked Gardens
- Courtyard with Stables and Tack Rooms
- Further Range of Outbuildings
- Open Garage
- Stream and Wildlife Ponds





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Situation

Budleigh Farm is in an elevated setting enjoying uninterrupted and glorious views over a patchwork of fields, farms, and ancient features within the Blackdown Hills, an Area of Outstanding Natural Beauty, on the Devon and Somerset border.

Although in a rural location the property has excellent access to the County Town of Taunton (4 miles) which offers extensive shopping facilities and well known independent and state schools together with a main line rail link to London Paddington. Wellington is less than 5 miles away and also provides a comprehensive selection of shops including Waitrose plus recreational facilities and schools. The nearby Junction 26 of the M5 motorway gives access to the cathedral city of Exeter (30 miles) and Bristol (48 miles) and the wider motorway network.

The Property

Dating back to the 16th Century and packed with period features including a cross passage hallway, flagstone floor, inglenook fireplaces, panelled walls, stone mullion windows and beamed ceilings it is not surprising that Budleigh Farm is Grade II Listed. The traditional buildings at Budleigh Farm have been converted from their original purpose and now provide a wide range of additional accommodation offering a future purchaser many options.

Budleigh Farmhouse

The farmhouse has great character and many charming period features. An oak entrance porch with panelled front door leads into a cross passage hall with exposed timbers. A door leads into the dining/reception room with huge inglenook fireplace with bread oven and wood burning stove, heavily beamed ceiling, recessed smoking chamber, stone mullion window with seat, flagstone floor and exposed ancient door surround. Door to inner hall/study with heavily beamed ceiling, oak door to the drawing room. This is a beautifully proportioned room with crossed beam ceiling and impressive fireplace with cut stone surround, built in wood burning stove and French doors to garden.

The study/family room is on two levels with heavily beamed ceiling, mullion window with shutters and plank and an elm muntin screen and opening to the sitting room with a pretty mullion window with leaded lights, fireplace with chamfered beam and herringbone brick hearth, oak floor, beamed ceiling and exposed timber wall panels.





The garden room has a glass screen overlooking the garden and access to the downstairs shower room. There is a wide panelled oak door opening to the kitchen/living/dining room. Originally a farm barn it has been skilfully converted and is now the heart of the farmhouse with the vaulted ceiling providing a great feeling of light and space. The living area has a wood burning stove and oak French doors out to a courtyard and gardens beyond. Steps lead down to the kitchen/dining area which has a limestone tiled floor with underfloor heating and plenty of space for a dining table. The kitchen has been beautifully fitted with a range of matching units with granite surfaces, space for range cooker and inset double sink unit. There is access to utility room and further door to outside as well as a turning staircase to a first floor galleried area with door into the office/bedroom.

From the cross passage hallway a turning timber staircase leads to the first floor which has a galleried landing with exposed cruck beams and timbers. There are three double bedrooms with views to the Blackdown Hills, all with stone mullion windows, some with exposed beams and fireplaces and one with a turning staircase leading to an attic room. There is also a large family bathroom. The master bedroom suite is accessed via a landing and is a substantial room with large bay window with panoramic countryside views. There is a separate dressing room with a range of fitted cupboards and an ensuite shower room.

Cottages

Located across the courtyard from the farmhouse. There are two cottages both providing three bedrooms, offering spacious accommodation with a wealth of character and charm. Beyond this and located on the north of this site, beyond the stables is a further one-bedroom apartment.

Outside

The outdoor swimming pool (30x15) is secluded and well-sheltered within its own walls. It benefits from a pool room (23'6 x 10'8 / 7.1m x 3.25m) with wet room, plant room and double doors leading out to a semi-circular decking area with rural views and steps down to the pool.

The gardens are well-stocked and are a particular feature of the property with mature plants and shrubs and include three standing stones on the highest part of the land. The land is well hedged with some magnificent trees, mainly oak and alder. There is a spring fed wildlife pond and a second slightly smaller storm water fed pond on a slightly higher level. A stream runs along the westerly boundary and is shaded by a number of mature trees.

Opposite the farmhouse on the other side of the road is a detached tiled open fronted garage (18'11 x 15'3 / 5.76m x 4.65m).

In all the gardens and grounds amount to about 7.85 Acres.

Services

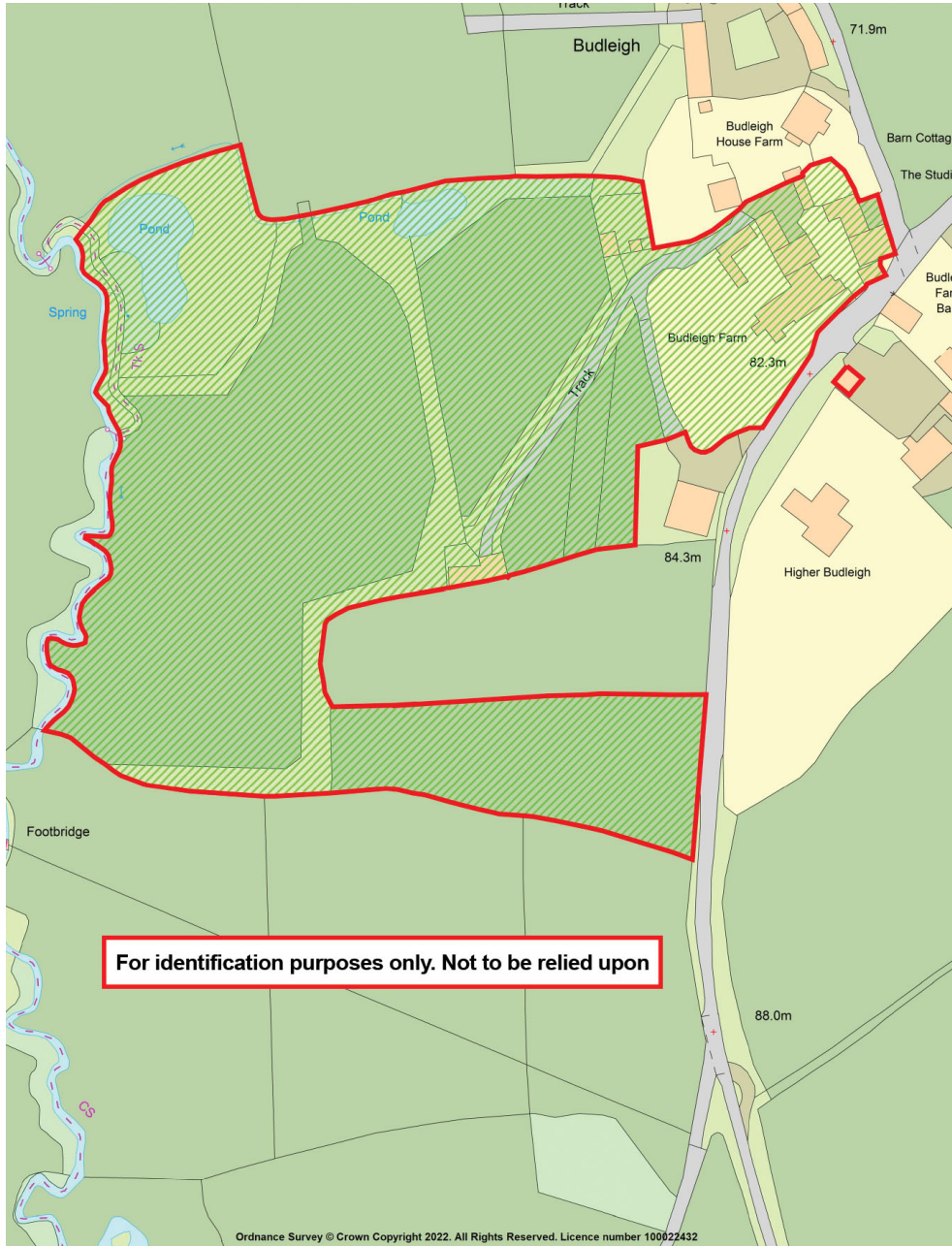
Mains electricity and water. Private drainage. Oil fired heating.

Directions

Heading north on the M5 take J26. At the roundabout at the end of the slip road take the 2nd exit. Keep straight on to Sawyers Hill (the road name changes to Crown Hill). After about 1/3rd mile turn right on to Silver Street then bear left towards Stoford Lane. Travel on towards Cutsey and travel underneath the M5. Continue along this road bearing right and Budleigh Farm is about 1 mile along on the right hand side.

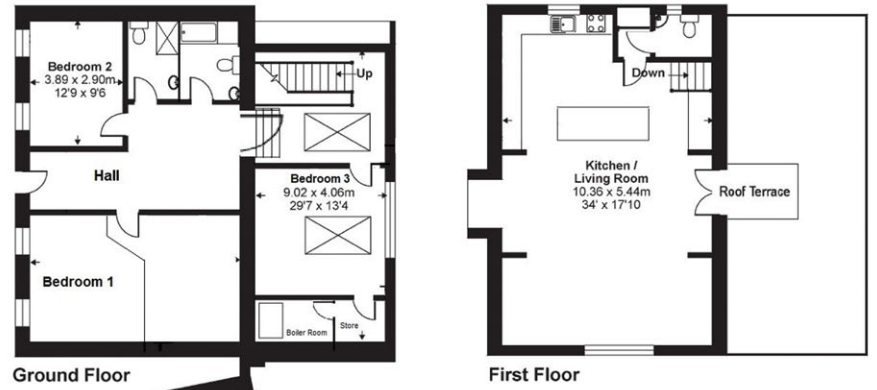
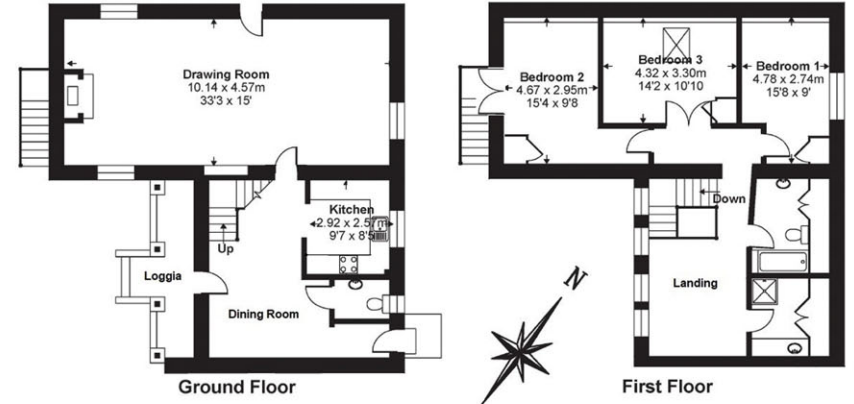
Disclaimer

These particulars are a guide only and should not be relied on for any purpose.



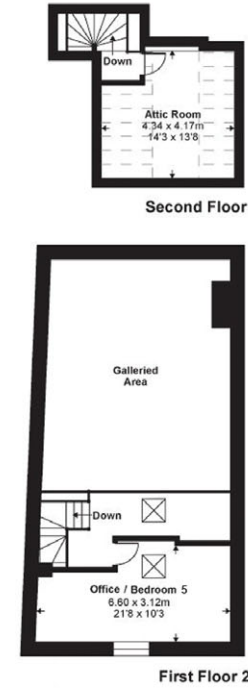
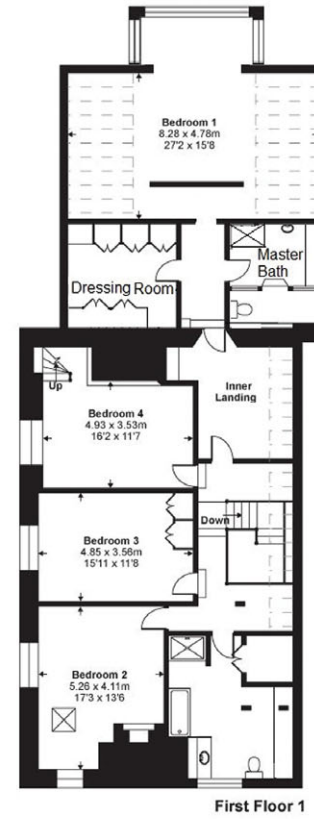
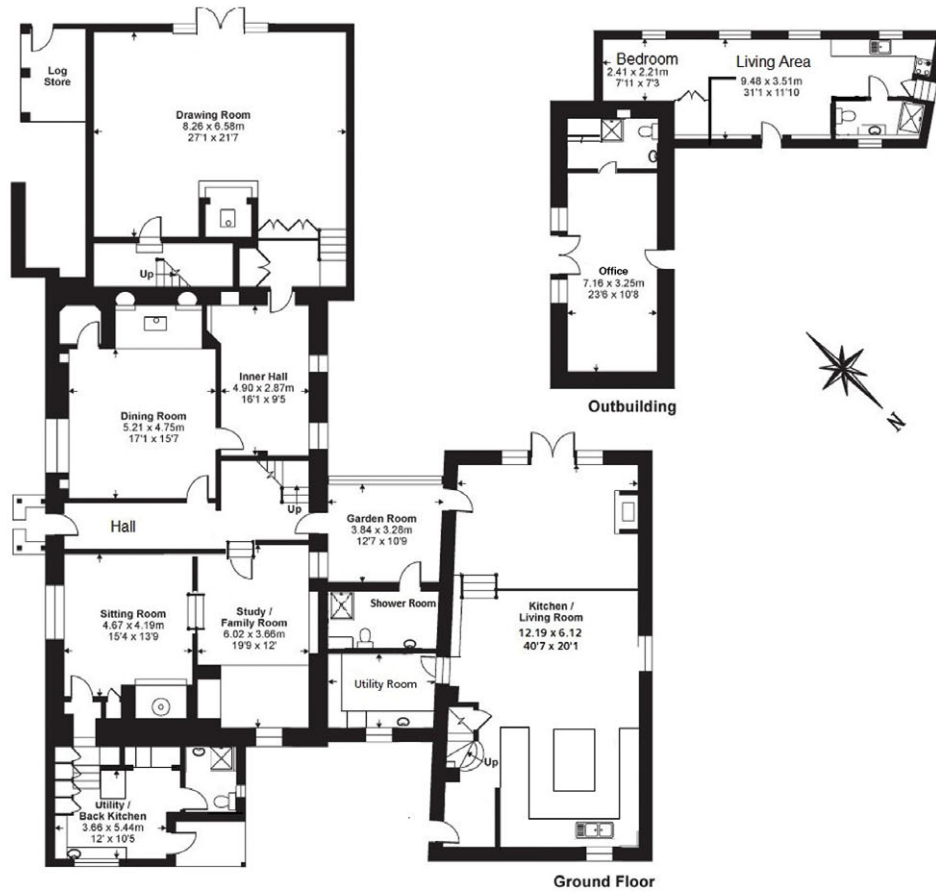
Approx. Gross Internal Floor Area
 907.4 Sq Metres 9767 Sq Ft (Includes Annexe & Excludes Outbuilding, Restricted Head Height)

Budleigh Farm Cottage



Budleigh Farm Studio

Approx. Gross Internal Floor Area
 907.4 Sq Metres 9767 Sq Ft (Includes Annexe & Excludes Outbuilding, Restricted Head Height)



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