



Frogs Farmhouse



# Frogs

Appley, Wellington, Somerset TA21 0HJ

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

A well appointed refurbished four bedroom, open-plan farmhouse Grade II with period features and far reaching views with 5.2 acres. Range of outbuilding with one having planning for ancillary accommodation.

- Character Grade II Listed
- Two Further Reception Rooms
- Planning For Ancillary Accommodation
- Triple Garage and Parking
- Council Tax Band - G
- Vaulted Open Plan Kitchen/Living Area
- Four Bedrooms & Master En Suite
- 5.2 Acres With Outbuildings
- Heated Pool And Stabling
- Freehold

Guide Price £1,300,000

## SITUATION

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

Tucked away in the rural yet accessible hamlet of Appley, the characterful 16th century Frogs Farmhouse, has undergone a programme of improvements throughout to include new kitchen, bathrooms and much more, but still retains many period features including exposed beams and inglenook fireplaces, alongside a modern open-plan barn living area kitchen with far reaching views. Boasting four bedrooms, three reception rooms along with a study, Kitchen and utility, the farmhouse sits on its own grounds extending to 5.2 acres of garden, paddock and field, with the added bonus of a heated outdoor swimming pool and a range of outbuildings. The current owners have also obtained planning on one of the outbuildings to convert it into ancillary accommodation further details can be supplied on request. Internal inspection is recommended.



## ACCOMMODATION

Entering the property from the pool terrace into the high vaulted open-plan barn with its living, dining and kitchen area boasting far reaching views of the Blackdown Hills and Taunton Vale. This fantastic large and spacious room is the centre piece of the property, with exposed beams, a galleried mezzanine area, Velux windows, full height, glazed barn doors to the terrace and open plan to the kitchen with recently fitted kitchen, 4-oven range cooker. The barn has first of two wood burners within the property, as well as underfloor heating.

The original farmhouse accommodation adjoins the barn. Pass the modern utility and lobby through to a large and very characterful reception, with a walk-in inglenook and bread oven and oak beams. A further large oak beamed reception, with adjoining study, is reached across the original farmhouse cross passage. This cross passage features original oak panelling and a modern cloakroom with WC and washbasin.

Stairs rise to the first floor. To the first floor are the 4 bedrooms, one with an en-suite, and a family bathroom with free standing Claw foot bath with views to the gardens to the Blackdown Hills, a modern shower cubicle, low level WC and pedestal wash hand basin.

## OUTSIDE

To the outside is a large and open lawned garden, extending to approximately 1 acre with many mature trees, hedging, a pond, orchard, gravel driveway, parking area, triple garage, and a heated pool. within the adjacent courtyard is a glazed garden room and a stone store building, Also adjacent to the property is a large building, previously the dairy, with power and lighting and this building currently has planning to convert into ancillary accommodation and looks out onto the garden with a greenhouse and raised beds.

## LAND

To the West of the property is an adjoining one paddock protected by natural hedging and post and rail fencing with a stream bordering. Mains water, field shelter, mature oak and ash trees and views of Taunton Vale. The paddock is accessible from the garden as well as by the vehicle track from a separate gated road entrance. Beyond the paddock is an adjoining three acre field, with grazing, mains water, high hedges and views to the South.

## SERVICES

Mains water and services are connected. Private drainage - septic tank. Oil fired central heating, underfloor heating and range. Electric car charging point. This property has the benefit of standard broadband(Ofcom). Mobile coverage limited inside with 02 and Vodafone (Ofcom).

## 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 and after a short distance Frogs Farmhouse will be seen and turn into the gravelled drive on the right.





Approximate Area = 2710 sq ft / 314.9 sq m  
 Outbuilding(s) = 1412 sq ft / 131.2 sq m  
 Garage(s) = 680 sq ft / 131.2 sq m  
 Limited Use Area(s) = 22 sq ft / 2.1 sq m  
 Total = 4824 sq ft / 448.2 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2024. Produced for Stags. REF: 1133844

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(54-68) D			
(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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