



Westbrook Farm





# Westbrook Farm

Croford, Taunton, Somerset TA4 2TS

Milverton/Wiveliscombe/Fitzhead 1.5 miles Wellington 7 miles  
Taunton 10 miles

A traditional farmhouse, with range of farm buildings and just over 35 acres of land.

- Four Bedrooms
- Family Bathroom
- Three Reception Rooms
- Kitchen/Breakfast Room
- Range Of Outbuildings
- Set In Just Over 35 Acres
- No Onward Chain
- Freehold
- Council Tax Band F

Guide Price £1,000,000

## SITUATION

Westbrook Farm lies in the small hamlet of Croford and north of the B3227 linking Milverton to Wiveliscombe. Wiveliscombe boasts an excellent range of day to day facilities including an excellent primary and secondary school and good sporting facilities including an outdoor swimming pool.

## DESCRIPTION

A charming period farmhouse now requiring some updating in a rural location. The accommodation comprises of 4 bedrooms and a family bathroom, three reception room, kitchen/breakfast room, further bathroom and store rooms. Set in approximately 35.62 Acres which comprises of a range of outbuildings, paddocks. The property is offered for sale with no onward chain.





## ACCOMMODATION

The accommodation comprises of an entrance hall with staircase to first floor. Sitting room with double aspect, tiled fireplace and coffered beamed ceiling. Dining room with tiled fireplace. The kitchen with oil fired Rayburn, sink and cupboards. French doors to garden with steps down to the store room and rear hall with access to lean-to store and an attached barn. Bathroom with bath and basin with W.C off.

To the first floor, half landing to the bathroom with pink suite of panelled bath, wash basin and W.C. Main landing with doors to four double bedrooms all with a pleasant aspect, two of which have fireplaces and bedroom four has the benefit of built in cupboards and wash hand basin.

## OUTSIDE

A concrete path leads up to the front door with a concrete area to one side, lawn and shrubs to the other, there is a further small area of land to the North. In front of the property is parking for several cars and garage, and access to the farmyard. A range of outbuildings including former parlour, dairy, shippin, machinery store, traditional barn, former piggeries and silage clamp. Surrounding the building are various open concrete yards. From the yard is access to fields which have been divided up and in total extends to just over 35 Acres.

## VIEWINGS

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

## SERVICES

Mains water and electric. Septic tank- untested. Oil fired Rayburn for cooking and domestic hot water.

This property has the benefit of ultrafast broadband(Ofcom). Mobile coverage limited inside and outside with 02,Three and Vodafone (Ofcom). Surface water risk - high.

## DIRECTIONS

From Milverton take the B3227 towards Wiveliscombe. After a short distance turn left past the lay by and signed Quaking house lane, follow the road round to the right and continue up the hill and as you drop down the property will be found on the right hand side.

## DISCLAMER

No survey has been carried out on this property. Some outbuildings may contain asbestos.





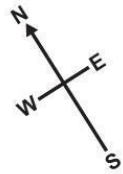
Approximate Area = 2635 sq ft / 244.8 sq m (excludes open barn / stables)

Garage = 189 sq ft / 17.5 sq m

Outbuilding = 1533 sq ft / 142.4 sq m

Total = 4357 sq ft / 404.7 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: 1219521

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		
(61-81) <b>B</b>		82
(49-60) <b>C</b>		
(35-48) <b>D</b>		
(29-34) <b>E</b>		
(21-28) <b>F</b>		
(1-20) <b>G</b>	1	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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