



Shodden Farm







Shodden Farm

Wiveliscombe, Taunton, , TA4 2RW

Wiveliscombe 2 miles; Wellington 10 miles; Taunton 8 miles

A charmingly positioned stone farmhouse nestled in a tranquil and private valley set in 9.72 acres, accompanied by a versatile and substantial modern barn and traditional building, all within easy reach of the popular town of Wiveliscombe.

- Four/Five Bedrooms
- Spacious Kitchen/Diner
- Established Gardens
- The Extent Of The Land Offered Is Negotiable
- Freehold
- Master En Suite & Bathroom & Shower Room
- Sitting Room
- Stone Outbuilding & Large Agricultural Barn
- In Total 9.76 Acres
- Council Tax G

Offers In Excess Of £1,100,000

Stags Wellington

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SITUATION

Wiveliscombe is known for its friendly active community with the benefit of a weekly farmers market. The town offers a good range of facilities including supermarket, public houses, vets, library, medical centre, post office and primary and secondary schools together with a community centre. There are excellent sporting facilities including a recreational ground with its heated open air swimming pool, football, rugby and tennis clubs. For a wider selection the County Town of Taunton is within 8 miles with its main line rail link to London Paddington and access to the M5 motorway. The smaller town of Wellington is within 10 miles where further shopping, recreational and scholastic facilities can be found together with additional access to the motorway.

DESCRIPTION

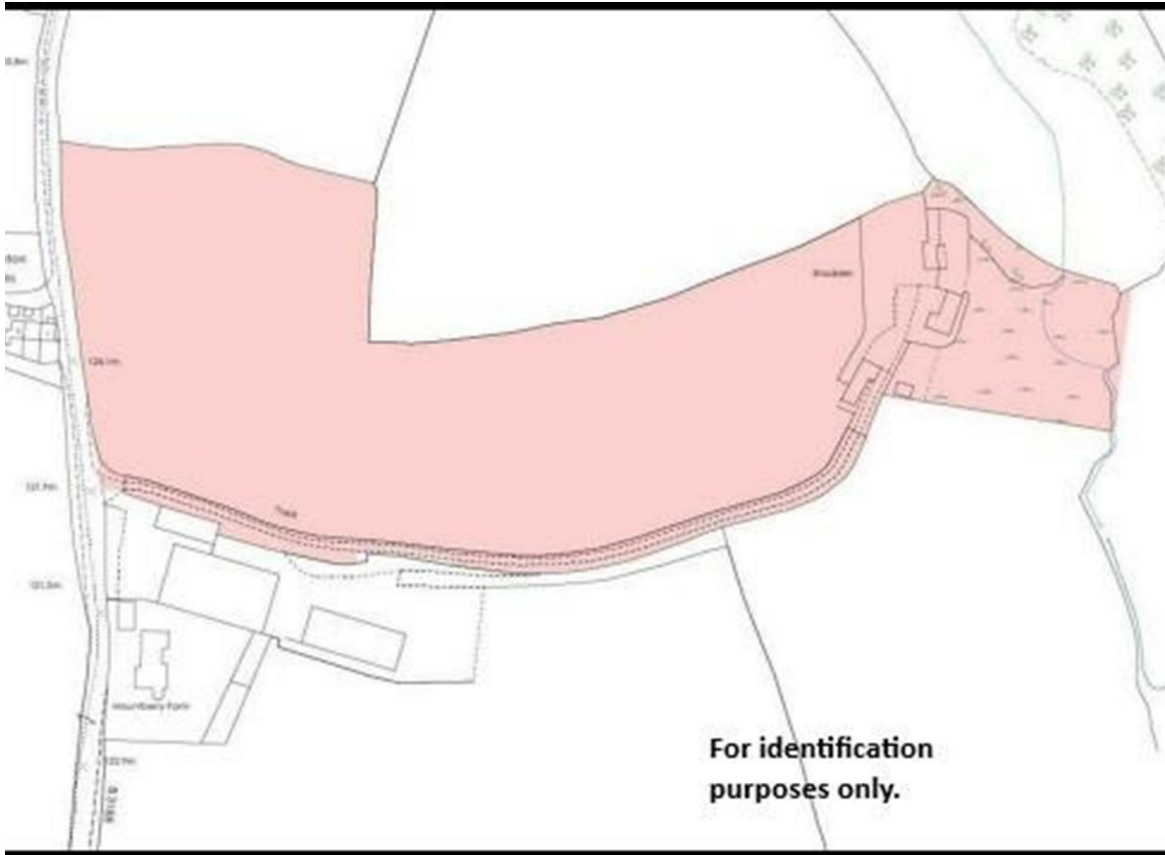
Shodden Farm occupies a truly enchanting position at the end of its own private driveway, enjoying glorious, uninterrupted views over unspoilt and picturesque countryside. The tranquil and secluded setting offers a haven for wildlife, creating a real sense of peace and escape, while still being within easy reach of local amenities and the nearby town. Believed to have been built approximately thirty years ago of natural local stone elevations, under a slate roof. This individual four/five-bedroom home offers further potential to develop and sits within its own land, divided into paddocks, in total approximately 9.76 acres. Within the grounds is a large agricultural building and stone linhay. The accommodation comprises a sitting room, kitchen/dining room, a study/additional bedroom and shower room on the ground floor. On the first floor is the principal bedroom with en-suite, three further bedrooms and family bathroom. Outside are established gardens.

ACCOMMODATION

The accommodation is well-proportioned and arranged to take full advantage of the surrounding views. A welcoming reception hall leads into the sitting room, which features a picture window framing the stunning outlook, along with a fireplace housing a wood-burning stove. The heart of the home is the particularly spacious kitchen/dining room, fitted with a range of wall and base units and offering ample space for family dining and entertaining. Complementing this floor is a further shower room and study/bedroom.

Off the kitchen/dining room is a staircase giving access to the four bedrooms and a family bathroom. The main bedroom benefits from an en suite bathroom. All bedrooms enjoying far-reaching views over the surrounding countryside. A secondary staircase give further access to the hallway.





AGENT'S NOTE

Planning permission has been granted, subject to approval from Natural England, for the remodelling of the accommodation. The proposed works include extending the sitting room into the hall, adding a bay window, and creating a first-floor balcony to the principal bedroom. Further plans provide for an extension to the rear to form a galleried reception hall and a utility room.

In addition to the main house, there is an attractive Linhay with stone columns along the front, originally used for housing cattle and retaining its original feeding trough. A further single-storey pillared barn offers scope to create a summer entertaining area, while on the first floor, a large opening leads into a spacious haybarn. This barn previously had planning permission, now lapsed, for conversion to a three-bedroom dwelling.

OUTSIDE

Approached via a traditional five-bar gate from the B3188 (Ford to Elworthy Cross), the property is accessed through a newly formed splayed entrance with attractive stone pillars and metal gates. The drive leads past the substantial modern barn and opens into a generous parking area.

A short flight of steps descends towards the farmhouse, passing a timber garden chalet/store. A charming pea-gravelled path meanders to the side of the house, leading to a spacious gravelled seating area – ideal for al fresco dining.

The farmhouse enjoys far-reaching views across rolling farmland, mature woodland, and the hills beyond. South-facing lawned gardens gently slope away from the house and feature three mature oak trees, a willow, and a small stream. To the east, there is ample space to create a wildlife pond or further landscaped gardens.

A gently sloping pasture wraps around the north-western side of the property, rising to an elevated position from which stunning panoramic views can be enjoyed.

In all, the gardens, grounds and pasture extend to approximately 9.76 acres

SERVICES

Mobile coverage is good outdoor with EE, Three and Vodafone and variable outdoor with O2 (Ofcom). This property benefits from Ultrafast broadband (Ofcom). Mains electricity and water. Private drainage.

VIEWINGS

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

DIRECTIONS

Starting from the Wellington office, turn right onto North Street and follow it until you reach the B3187. In Milverton, turn left onto St Michael's Hill, then take the next left onto Wood Street. Next, turn left onto the B3227, followed by a right onto Castle Lane. At the second right, take the B3188. At this junction, directly opposite Oakehampton Park, turn right. After a few hundred yards, you'll find a farm entrance on the right. To the left of the farm entrance, there is a five-bar gate with a small plaque on the right pointing towards Shodden Farm. Go through the gate and follow the driveway to the property.

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Approximate Area = 2068 sq ft / 192.1 sq m (excludes store / void)
Outbuildings = 4065 sq ft / 377.6 sq m
Total = 6133 sq ft / 569.7 sq m

For identification only - Not to scale

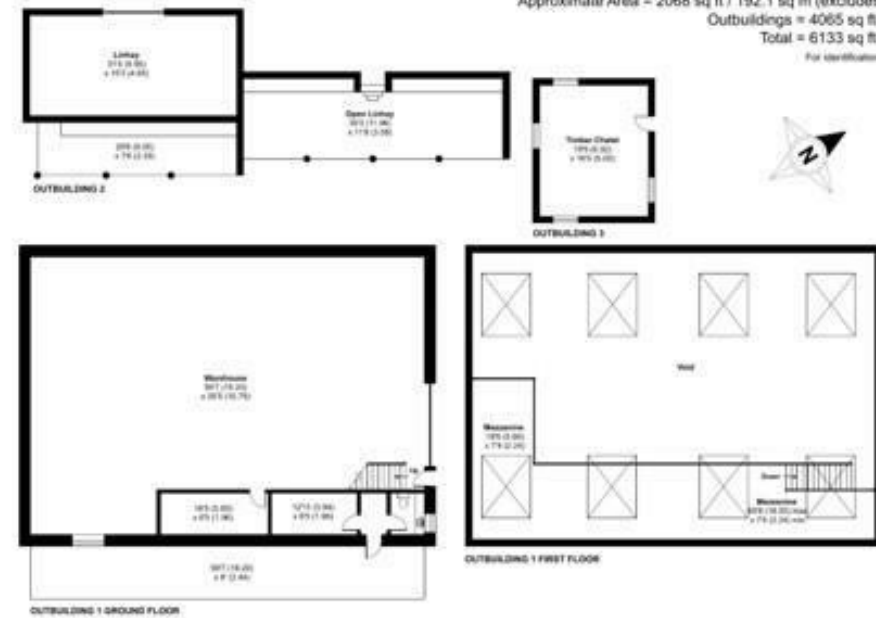


Plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Dimensions - 0-nth Floor 2024. Produced for Jackson Stags - 16/07/2024

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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		94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



