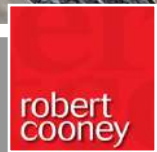




Highfield Farm Windmill Lane, Pibsbury, Langport TA10 9EP



A stunning detached farmhouse with self-contained annexe and separate cottage totalling 3,700 sq. ft. in all offering flexible accommodation for multi-generational living or the option to continue the successful holiday cottage business situated in this village location yet with 1.5 miles of the market town of Langport with an excellent range of everyday amenities including supermarket, shops, bank, post office, doctors' and dentists' surgeries, library, veterinary surgery and primary school.





## Features

- Living Room with wood burner
- Kitchen / Dining Room with bi-fold doors to garden, Aga, central island, Belfast sink, Miele oven and granite work surfaces
- Hallway
- Study / Office with fitted storage and door to garden
- Utility Room with door to garden
- Cloakroom
- Master Bedroom with Ensuite Bathroom with separate shower
- Bedroom 2 with Ensuite Shower Room
- Bedroom 3 with fitted wardrobe
- Family Bathroom

## Annexe

- Open plan Living / Dining Room / Fitted Kitchen with French doors to garden
- Bedroom with fitted wardrobes and Ensuite Shower Room

## Detached Bungalow

- Living / Dining Room / Fitted Kitchen with double French doors to garden
- Master Bedroom with Ensuite Shower Room
- Further double Bedroom with Ensuite Shower Room
- Private garden and terraced area
- Enclosed garden to side with terraced area
- Driveway to front of property
- Main driveway to side of property accessed via electric / automated gates
- Gas central heating
- Double glazing
- Council tax band F
- What3words:  
///shirt.itself.obtain







Highfield Farm is situated in Pibsbury, a small rural hamlet on the edge of Huish Episcopi.

The location offers immediate access to the open countryside, the bustling small town of Langport is a short drive away and the County town of Taunton within 35 minutes.

Langport, 1.5 miles away, provides a wide range of facilities including a Tesco store, medical centre, various churches and schools for all age ranges including the well known Huish Episcopi Academy and Sixth Form.

Taunton, the County town of Somerset, situated 15 miles away is a bustling, forward-looking town with excellent amenities, a good selection of independent and high street shops, distinctive restaurants, cafés, a wealth of history and sporting facilities including the County Cricket Ground.

Taunton also benefits from a main line railway station linking to London Paddington in less than 2 hours and excellent communications for the M5 motorway at junction 25, situated on the eastern side of the town.



# Highfield Farm, Pibsbury, Langport, TA10 9EP

Approximate Area = 2878 sq ft / 267.3 sq m

Limited Use Area(s) = 22 sq ft / 2 sq m

Annexe = 802 sq ft / 74.5 sq m

Total = 3702 sq ft / 343.9 sq m

For identification only - Not to scale



Viewing strictly through the selling agents:

**Robert Cooney**

Corporation Street, Taunton,  
Somerset TA1 4AW

Telephone 01823 230 230

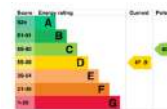
E-mail [taunton@robertcooney.co.uk](mailto:taunton@robertcooney.co.uk)

Website [robertcooney.co.uk](http://robertcooney.co.uk)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Robert Cooney. REF: 1195894

Main House



Holiday Let



For clarification, we wish to inform prospective purchasers that: these particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute, nor constitute part of, an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given without responsibility and any intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; no person in the employment of Robert Cooney has any authority to make or give any representation or warranty whatever in relation to this property; we have not carried out a detailed survey nor tested the services, appliances and specific fittings.

**robert  
cooney**

