





## Mansfield House, Hillfarrance, Taunton, TA4 1AW

To the front of the property, you'll find an old willow tree standing beside a charming small bridge that leads up to the front gates. Mansfield House was once a quaint cottage that was rebuilt in the late 1980s. We are informed that the property stands on the original footprint of the former cottage which incorporates some of its historical features to preserve its charm. From Mansfield House, you can enjoy breathtaking views of the Quantock Hills, complemented by a spacious rear garden and entertaining area that backs onto agricultural land. The fully landscaped gardens offer an ideal setting for both relaxation and entertaining, all while ensuring privacy. It also includes a garage, potting shed and a summer house. The design of the property is oriented to enhance the picturesque views of the English countryside. As you step inside, you're welcomed by a spacious hallway featuring a cloakroom and a convenient downstairs W/C. Above, a stunning galleried landing allows light to cascade into the entrance. To the left, a generously proportioned living room offers a bright and airy atmosphere, flowing seamlessly into a sunroom that boasts panoramic views of the Quantocks and surrounding farmland. At one end of the living room lies a charming seating area, complete with a fireplace, perfect for cozy winter nights. To the right of the entrance hall, you'll find a dining area and a contemporary kitchen, perfect for entertaining and fine dining. The ground floor is beautifully complemented by high-quality wood flooring, offering a stylish and low-maintenance solution throughout. Upstairs the main bedroom boasts an en-suite shower room and a Juliette balcony that opens to invite the beauty of the Quantock Hills into your morning routine. The second bedroom, located at the front of the property, overlooks green space filled with trees and the village church. The third bedroom is versatile, suitable for guests or as a study. The main bathroom is modern and features a skylight above the bath, creating a tranquil atmosphere.





## Property Features

- An individually built detached character house
- Double glazing and gas heating
- Spacious entrance hallway with a cloakroom/WC and storage cupboards
- Exceptionally well presented with many high quality finishes
- Beautifully maintained and landscaped grounds and superb views towards the Quantock Hills at the rear
- Garage, off road parking, potting shed, drying room and summer house
- Located in this picturesque Somerset hamlet to the west of Taunton
- Local primary school, shops, post office, golf course and village pubs
- Less than 6 miles to Taunton Town Centre
- Less than 5 Miles to the M5 J26

**Tenure:** Freehold

**Tax band:** E

**Services:** The property is connected to mains drainage, water, electricity and gas

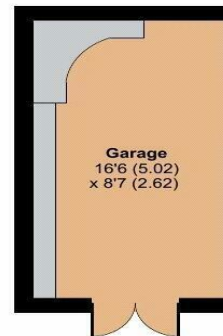
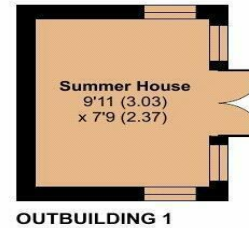
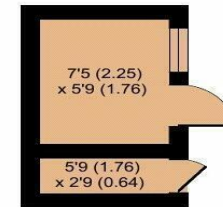
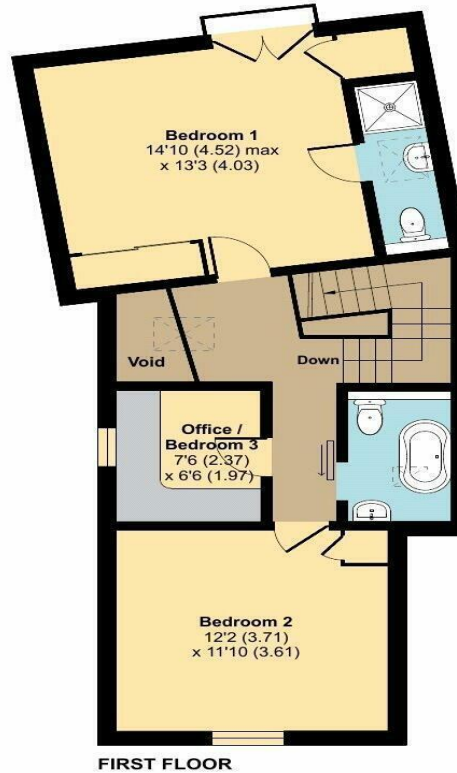
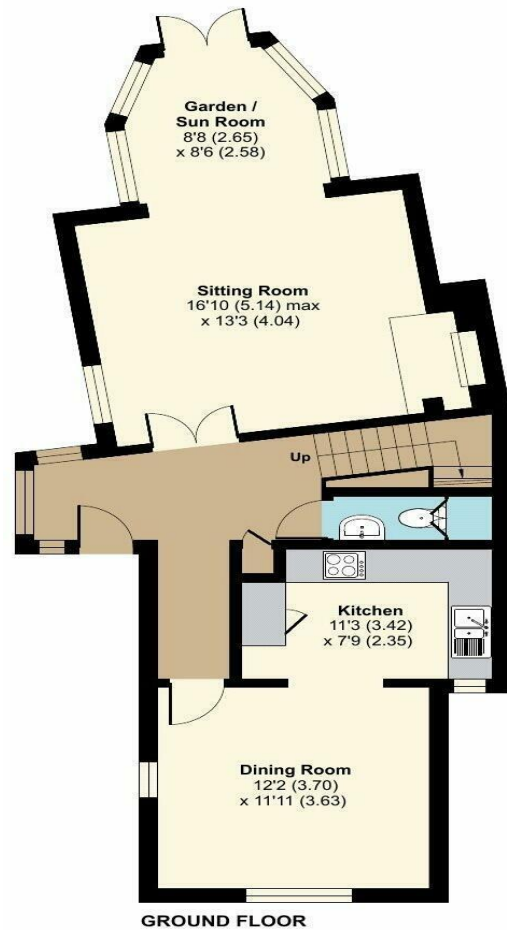
**Property location** **What 3 Words** what3words ///backpacks.prevents.shoulders

## The Location

Hillfarrance is a charming hamlet and civil parish located to the west of Taunton in Somerset. Nestled close to the foot of the Quantock Hills, it features a delightful rural landscape. Historically, this hamlet was a small agricultural community, and it has largely preserved its pastoral character. The close-knit community frequently comes together for local events and activities that embody the essence of rural English life, including traditional festivities that celebrate their heritage and culture. Hillfarrance boasts a picturesque church and a local pub known for its delectable food, making it a perfect spot for an evening out with family and friends. Nearby, the village of Oake features the Oake Manor championship golf course and social centre, post office/shop and a popular village primary school. Hillfarrance's proximity to Taunton provides residents with easy access to larger urban amenities, all while allowing them to enjoy the tranquillity of country living. The surrounding area is famous for its breathtaking scenery, particularly the nearby Quantock Hills and Exmoor National Park designated as an Area of Outstanding Natural Beauty. This serene rural hamlet is ideal for those seeking a quieter lifestyle while remaining conveniently close to Taunton for shopping, education, and a variety of services.



# Mansfield House, Hillfarrance, Taunton, TA4 1AW



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
	70	80
www.EPC4U.COM		

DISCLAIMER Wilsons has not inspected or tested any equipment, fixtures, fittings, or services within the property, and cannot confirm their working condition or suitability. We recommend you consult a Solicitor or Surveyor to verify the condition and functionality. Information regarding tenure is obtained by Land Registry, we advise that you obtain verification from your Solicitor. Items depicted in photographs are not included in the sale. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants, and any matters that may affect the legal title. We have not verified the property's structural integrity, ownership, tenure, acreages, estimated square footage or planning/building regulations. Prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. Wilsons routinely refer buyers and sellers to local solicitors for conveyancing services and mortgage advisors for mortgage and protection advice. It is your decision whether to use these services. We receive a payment benefit for referring clients of no more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £20 + VAT (£24) per buyer will be required for us to process the necessary checks relating to our compliance and Anti-money laundering obligations. This is a non-refundable payment and cannot be returned.

**Part A - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023**

Council Tax / Domestic Rates	E
Asking price	£485,000
Tenure*	Freehold

**Part B - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023**

Property type	House
Property construction	Standard construction
Number and types of room	Please see floor plan
Electricity supply	Mains electricity
Water supply	Mains water
Sewerage	Mains sewerage
Heating	Gas heating
Broadband	<a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a> FTTC (Fiber to the cabinet)
Mobile signal/coverage	<a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a> Voice and data likely on Vodafone and Three
Parking	<a href="https://www.somerset.gov.uk/roads-travel-and-parking/residential-parking-permits/">https://www.somerset.gov.uk/roads-travel-and-parking/residential-parking-permits/</a>

**Part C - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023**

Building safety	Nothing stated on the sellers PIQ form
Restrictions	Nothing stated on the sellers PIQ form
Rights and easements	Neighbour has right of way for maintenance purposes to the front of the house
Flood risk	<a href="https://www.gov.uk/request-flooding-history">https://www.gov.uk/request-flooding-history</a>
Coastal erosion risk	<a href="https://www.gov.uk/check-coastal-erosion-management-in-your-area">https://www.gov.uk/check-coastal-erosion-management-in-your-area</a>
Planning permission	Nothing stated on the sellers PIQ form
Accessibility/adaptations	Nothing stated on the sellers PIQ form
Coalfield or mining area	<a href="https://www.gov.uk/check-if-property-is-affected-by-coal-mining">https://www.gov.uk/check-if-property-is-affected-by-coal-mining</a>
Energy Performance Certificate (EPC)*	C
Including detail of any inescapable costs	Nothing stated on the sellers PIQ form