

Coast & Country

PROPERTIES BY

Wilkie May & Tuckwood



North Wheddon Farm

Wheddon Cross, Minehead, Somerset, TA24 7EX



North Wheddon Farm

An exceptional restored Grade II listed Georgian farmhouse with substantial ancillary accommodation, equestrian facilities, sweeping valley surroundings and pastureland extending to 17 acres.

Occupying a glorious, elevated position within rolling countryside, North Wheddon Farm is an outstanding Georgian detached residence offering refined country living and versatility.

Beautifully restored and thoughtfully maintained, the property combines period character with elegant contemporary comforts, all within an idyllic rural setting enjoying far-reaching views down the valley.

Approached via a private driveway, the farmhouse sits within generous grounds and is complemented by an extensive range of outbuildings including stables, a detached barn conversion, and a self-contained attached flat, creating a rare opportunity for multigenerational living, holiday accommodation, equestrian use or ancillary income potential.

ACCOMMODATION



The principal residence extends to six beautifully appointed bedrooms, offering substantial family accommodation across well-balanced living spaces rich in Georgian charm and architectural character.

Elegant reception rooms enjoy excellent natural light and countryside outlooks, while original features blend with tasteful restoration.

Of the six bedrooms, two benefit from stylish en suite facilities, whilst the third bedroom enjoys the luxury of a freestanding bath

positioned to take full advantage of the rural setting.

There is also planning permission in place for alterations to the kitchen.

Adjoining the farmhouse is a self-contained two-bedroom flat, offering further versatility and privacy. Equally suited to dependent relatives, staff accommodation or supplementary income.

Complementing the main house is a beautifully converted detached barn offering highly versatile ancillary accommodation arranged as a two/three-bedroom dwelling, ideal for guest accommodation, holiday letting or independent occupation.



North Wheddon Farm benefits from an impressive collection of traditional and practical outbuildings, including stables and extensive ancillary storage, offering excellent scope for equestrian pursuits, workshop use, rural business interests or further adaptation subject to the necessary consents.

The private driveway provides ample parking and a wonderful sense of arrival.

North Wheddon Farm represents a rare opportunity to acquire a distinguished country house of considerable character and versatility in an exceptional setting.



OUTSIDE

The setting is one of the property's defining features. Nestled within circa 17 acres of gently sloping pasture and surrounded by open countryside, the farmhouse enjoys an exceptional sense of peace and privacy whilst remaining conveniently accessible. A well-regarded local public house lies within walking distance, adding to the appeal of this highly desirable rural location.

SITUATION: Wheddon Cross is in the heart of the National Park and has beautiful Somerset countryside on all sides. There are stunning views of Dunkery Beacon, Exmoor's highest point, from many places in the village.

Wheddon Cross is a thriving, friendly rural community with a shop (plus post office services and petrol station), pub, village hall and cattle market. There is also a playing field that has an all-weather tennis / netball / basketball court and a children's play area. In the older part of the village (Cutcombe) are the church and school. The Coleridge Way walk passes through Wheddon Cross.

Visitors to Exmoor will find a range of good places to stay in the village itself and nearby, with accommodation including bed and breakfasts, guest houses and self-catering cottages.

Directions: What3Words: [///dives.claps.documents](https://www.what3words.com/#!/dives.claps.documents)

ACCOMMODATION

(all measurements are approximate)

ENTRANCE HALL/RECEPTION 13'6" (4.11m) x 13'7" (4.13m) CLOAKROOM

RECEPTION ROOM 12'11" (3.94m) x 13'6" (4.11m)

LOUNGE 12'9" (3.89m) x 12'11" (7.30m)

DINING ROOM 13'5" (4.09m) x 10'6" (3.19m)

KITCHEN 11'11" (3.64m) x 15'1" (4.60m)

UTILITY 6'10" (3.64m) x 14'11" (4.55m)

MASTER BEDROOM 13' (3.96m) x 12'10" (3.90m) EN-SUITE SHOWER ROOM

BEDROOM TWO 11'2" (3.41m) x 8'11" (2.73m) EN-SUITE SHOWER ROOM

BEDROOM THREE 12'2" (3.71m) x 14' (4.27m) WITH FREE STANDING BATH

BEDROOM FOUR 8'9" (2.66m) x 8'2" (2.48m)

SHOWER ROOM

BEDROOM FIVE 12'3" (3.73m) x 15'9" (4.81m)

BEDROOM SIX 11'3" (3.44m) x 19'5" (5.92m)

BATHROOM

SELF-CONTAINED FLAT: KITCHEN/LIVING/DINING ROOM 13' (3.96m) x 14'7" (4.45m)

BEDROOM ONE 9'4" (2.85m) x 9'4" (4.47m)

BEDROOM TWO 9'11" (3.01m) x 7'7" (2.30m) SHOWER ROOM

DETACHED BARN: LOUNGE 14'9" (4.50m) x 19'9" (6.01m) KITCHEN DINER 17'4" (5.28m) x 13'6" (4.12m)

BEDROOM TWO 11'7" (3.52m) x 12'8" (3.87m) BEDROOM ONE 12'5" (3.78m) x 11'7" (3.53m) EN-SUITE

BEDROOM THREE/HOBBIES ROOM 15'3" (4.64m) x 10'5" (3.17m)

HOME OFFICE/GAMES ROOM 25'8" (7.83m) x 13'6" (4.12m) STORAGE 8'10" (2.68m) x 13'11" (4.25m)

GENERAL REMARKS AND STIPULATIONS:

Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion.

Services: TBA

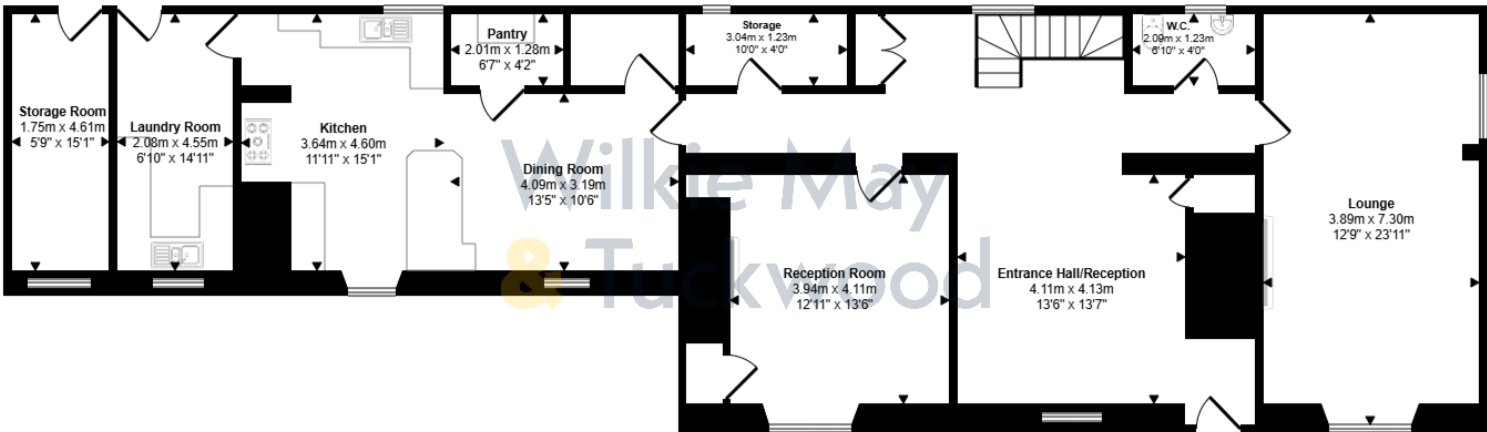
Council Tax Band: G

Broadband and mobile coverage: The maximum available broadband speeds are 70 Mbps download and 18Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

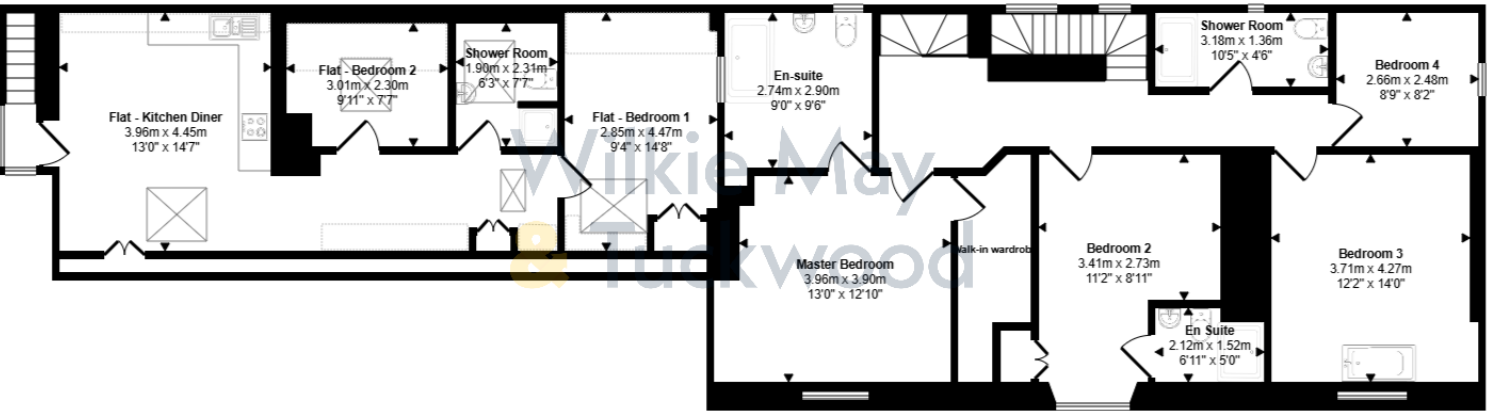
Flood Risk: Surface Water: Very low risk **Rivers and the Sea:** Very low risk **Reservoirs:** Unlikely **Groundwater:** Unlikely. We recommend you check the risks on <http://www.gov.uk/check-long-term-flood-risk>

Planning: Local planning information is available on <http://www.somersetwestandtaunton.gov.uk/asp/>

FLOORPLANS

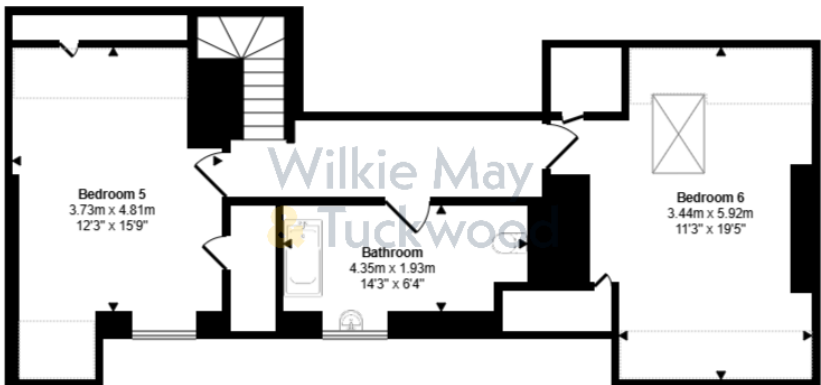


Ground Floor
Approx 165 sq m / 1772 sq ft



First Floor
Approx 169 sq m / 1822 sq ft

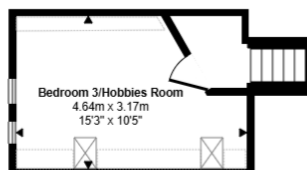
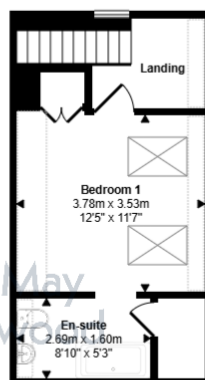
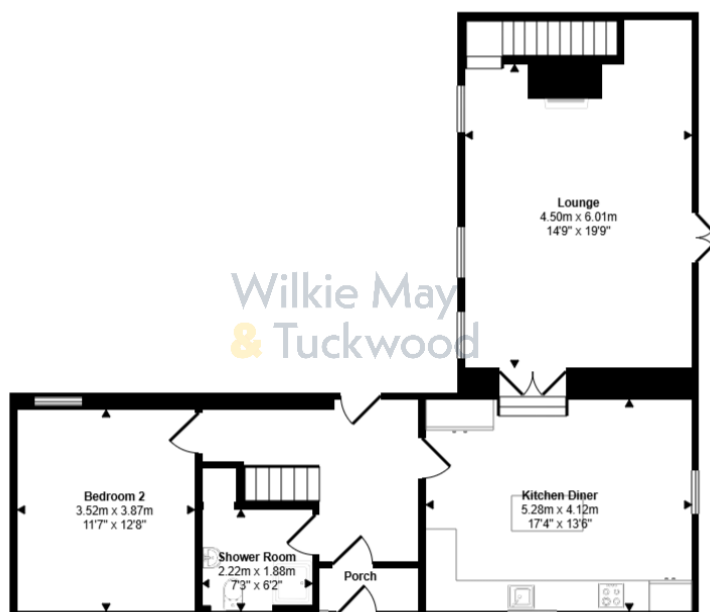
Denotes head height below 1.5m



Second Floor
Approx 74 sq m / 802 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Detached Barn First Floor
Approx 42 sq m / 457 sq ft



Home Office/Games Room
Approx 45 sq m / 480 sq ft

Denotes head height below 1.5m

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PRICE: £1,400,000



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MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you. Code of Practice for Residential Estate Agents: Effective from 1 August 2011: '8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order and fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information provided by the vendor. The agent is advised to obtain verification from their Solicitor

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