



Symonds
& Sampson

Meades Farm

West Hatch, Taunton, Somerset

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Taunton

Somerset TA3 5RN

Set in a peaceful rural location with excellent accessibility, this extended cottage combines character and flexibility, offering scope for multi-generational living. The property is surrounded by 7.35 acres (2.97 hectares) of grounds and features a selection of practical outbuildings, ideal for a variety of uses.



- Detached, extended cottage in 7.35 acres (2.97 hectares)
 - Range of useful outbuildings
- Peaceful, rural location yet just a short drive to good road links
- Flexible accommodation with option of single level living
- Scope to create ancillary accommodation subject to consents
- Private position with no immediate neighbours

Guide Price **£935,000**

Freehold

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THE PROPERTY

Offering great adaptability and scope for you to make it your own, this lovely family-size home offers the potential to bring together generations of the same family. The outbuildings provide enormous scope for redevelopment or replacement with secondary accommodation subject to consents, whilst the current home provides the benefit of bedrooms and bathrooms on both the ground and first floors. For those with four-legged friends, the predominantly level land is sure to be a huge selling point and the superb parking and storage space on offer makes life easier for those multi-vehicle households or those running their own business from home.

ACCOMMODATION

On a day-to-day basis, you'll likely use the side entrance from the rear yard, which features a practical tiled lobby. There is also an additional entrance into the main hall at the back, as well as the original cottage front door, accessible from the gardens on the south side. Over the years, the original cottage has been extended while retaining the character of its heart—a charming living space across the front overlooking the gardens. This space includes a lovely inglenook fireplace, now fitted with a practical wood-burning stove, and opens through to a second cosy reception room, currently used as a formal dining area. Both rooms enjoy a southerly aspect and overlook the private gardens, with the original front door providing direct access to the lawns in fine weather.

At the rear of the house, a farmhouse-style kitchen and breakfast room offers space for a table and views over the yard. Beyond the kitchen, the side lobby leads into a bright triple-aspect garden room or study. The ground floor also features two generously sized bedrooms and a shower room, while upstairs there are two further double bedrooms with splendid southerly views, alongside a spacious family bathroom.





OUTSIDE

A generous yard at the rear of the house offers ample parking and turning space, along with access to a range of adjacent outbuildings. These currently include a studio or hobby room, former stables and storage areas, and a workshop with potential for conversion to garaging. There is also scope to create ancillary accommodation, subject to the necessary consents and modifications. Beyond the yard, a greenhouse and additional hardstanding or driveway space lead to a substantial timber barn with sliding doors, ideal for storing equipment or a tractor.



The land wraps around the property on three sides, providing privacy and attractive views over your own grounds. It comprises a mix of pasture, lawned gardens, and a mini arboretum-style orchard to the south, featuring a variety of specimen trees. For those who like to "grow their own" there are also two aluminium greenhouses.

SITUATION

Meades Farm enjoys an unspoilt and tranquil setting close to the edge of the Blackdown Hills National Landscape (formerly AONB). The property is conveniently positioned near the village of West Hatch, home to the popular

Farmers Arms pub, and benefits from excellent transport connections via the A358, M5 and A303, all within easy reach.

The surrounding countryside is ideal for outdoor pursuits, with quiet country lanes, far-reaching rural views, and direct access to the Blackdown Hills' renowned herepaths—a network of off-road tracks, bridleways and footpaths perfect for walking, riding and cycling.

The charming market town of Ilminster lies just 6 miles to the south-east, while the county town of Taunton, 5 miles



to the north-west, offers a wider selection of shopping, dining and cultural amenities, as well as a mainline railway station with direct services to London Paddington. The area is also well served by a choice of respected state and independent schools.

DIRECTIONS

What3words/////learning.juggled.corals

SERVICES

Mains electricity, and water are connected. Private drainage via sewage treatment plant. Oil fired central

heating.

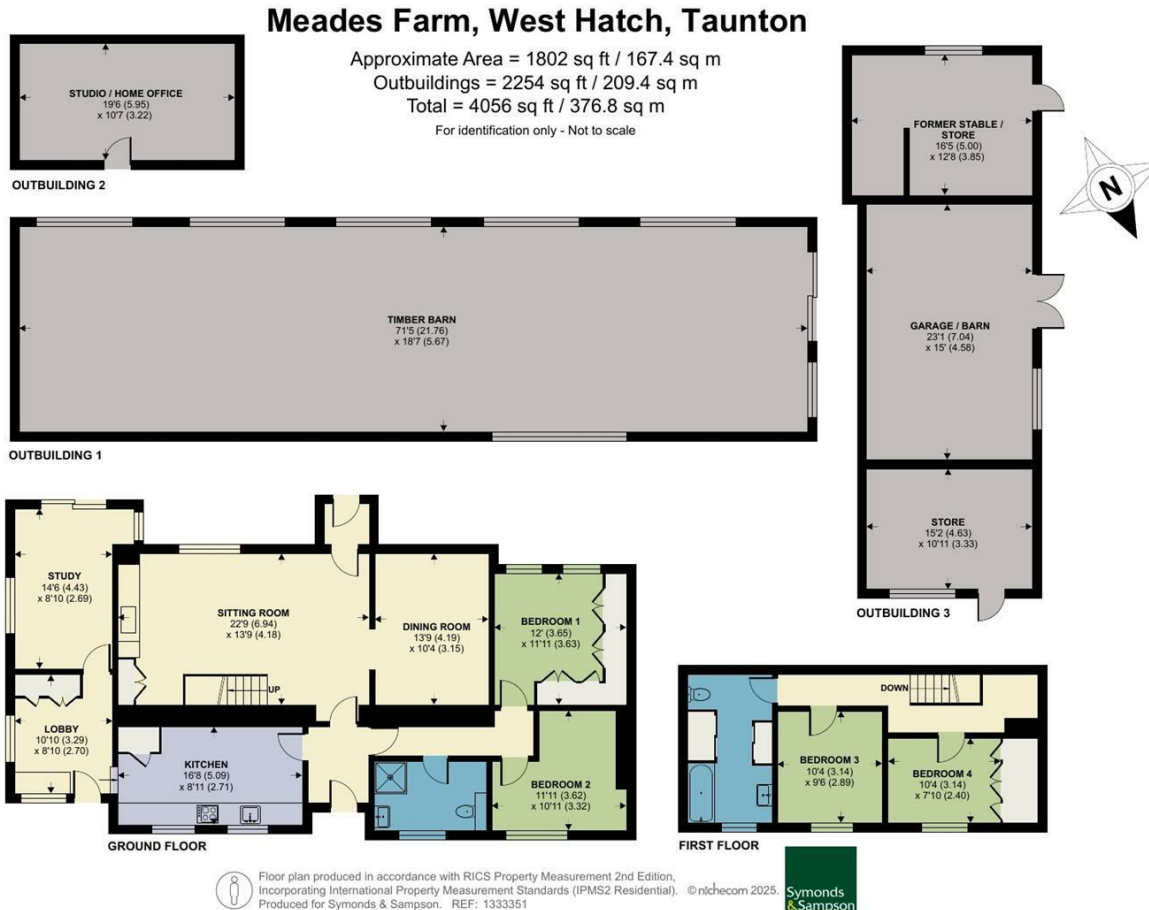
Standard broadband is available. In a rural location such as this, Starlink can be a good alternative and buyers are recommended to make their own enquiries. There is mobile coverage in the area, please refer to Ofcom's website for further information.

MATERIAL INFORMATION

Somerset Council Tax Band G



Energy Efficiency Rating		Current	Potential
For energy efficient - lower running costs			
100-120	A		
81-100	B		
62-81	C		
43-62	D		
25-43	E		
10-25	F		
1-10	G		
For energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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