Town End Farm

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Town End Farm,

Crowcombe, Taunton, , TA4 4AA

Taunton Town Centre 11 miles, Williton 5 miles

A charming centuries old farmhouse situated on the edge of this popular village currently run as a successful holiday rental business with two self catering holiday cottages, barn, four bay stable block and 3.25 acres

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- Delightful period farmhouse
- Kitchen/breakfast room with AGA
- Four bedrooms, master en-suite
- Outbuildings and stables
- Council Tax band F (Commercial)
- Wonderful Quantock Hills location
- Three reception rooms
- Two self catering holiday cottages
- Extending to 3.25 acres
- Freehold

Guide Price £1,250,000

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SITUATION

Town End Farm occupies a delightful edge of village setting enjoying wonderful views over rolling Somerset countryside. Crowcombe nestles into the lower slopes of the Quantock Hills and falls within an Area of Outstanding Natural Beauty. The village itself has a wonderful atmosphere with a thriving community spirit with amenities including a village pub, The Carew Arms, primary school, medieval church, tennis and cricket clubs, a new village hall, shop and post office.

The hills provide endless walking and riding routes through the woods and open moorland. There is a circular walk which can be started from beside the farmhouse. Taunton, the County Town, is situated 9 miles to the south east and provides an excellent shopping centre, theatres, sports facilities and good communications to the M5 motorway junction 25 and the mainline railway station with links to the rest of the country. Williton, 4 miles to the north provides local shopping and amenities benefitting a small country town. Watchet, Minehead and Porlock all set along the West Somerset coast provide beaches and excellent starting points for walks.

DESCRIPTION

Town End Farm is a charming property which has been traditionally built of solid elevations under a new thatched roof made of reeds and offers a superb blend of versatile living accommodation along with a successful holiday cottage rental business. There are extensive gardens to the front and rear of the property with a stream running through.

ACCOMMODATION - FARMHOUSE

The main house includes an entrance hallway with cloakroom, study, sitting room, open plan kitchen/dining room with AGA. Also to the ground floor there is a utility and boot room.

On the first floor there are four double bedrooms, the principle bedroom has an en-suite shower and there is also a main bathroom.

ACCOMMODATION - HOLIDAY COTTAGES

The successful holiday cottage rental business consists of two cottages which have full central heating and log burner each and two double bedrooms; one king sized bedroom with en-suite including a free standing bath and power shower and one twin bedded double bedroom with separate shower and wc:

The 17th century Old Bakery Cottage has been thoughtfully renovated and retains a lot of character and charm.

Flora's Barn, the more modern conversion, enjoys spectacular views from the wall to wall west facing cathedral windows.

Each property has its own garden.

OUTSIDE

with a range of timber built loose boxes, hay barn, a range of fenced enclosures with field shelter. The property is approached by a five bar gate and gravel drive which passes the front door, and opens out into a yard. A partly walled garden lies to the north which is laid to lawn with deep well stocked shrub and perennial beds and leads down to a pretty copse.

A traditional garden gate leads into the side of the house up to a gently sloping lawned area which is well protected and screened and enjoys lovely views up to the hills. The gravelled yard gives access to a double garage with timber doors, a stone built barn which acts as a games room at present but which if developed could provide a wonderful studio or alternative accommodation if required, subject to planning permission.

Town End Farm is particularly suitable for those with equestrian interests; a five bar gate leads up to the stables which include a tack room and four loose boxes, all of a similar size. The paddocks are well fenced and have been divided into three paddocks with a field shelter. The larger paddock has a gate leading out onto the village road.

THE HOLIDAY RENTAL BUSINESS

The owners have a registered holiday cottage rental business with AirBnB 5 Star rating and a Booking.com rating 9.7/10. This business and its registered domain of townendfarmcottages.co.uk form part of the purchase and further details including income and commercial rating value/costs can be obtained from the agent.

SERVICES

Mains electricity, water. Private drainage. Heating - storage heaters and AGA in the farmhouse, oil fired central heating and wood burners in the cottages. Ultrafast broadband available (Ofcom), Mobile signal likely available outdoors (Ofcom). Please note the agents have not inspected or tested the services.

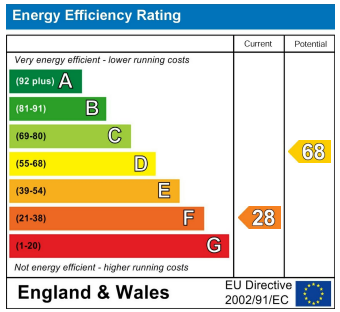
DIRECTIONS

Leave Taunton on the A358 Minehead road and after about nine miles turn right signposted to Crowcombe. Town End Farm is the first property found on the left hand side after a short distance.

Approximate Area = 2311 sq ft / 214.6 sq m
Garage = 213 sq ft / 19.7 sq m
Old Bakery Cottage = 894 sq ft / 83 sq m
Outbuildings / Barn = 2132 sq ft / 198 sq m
Total = 5550 sq ft / 515.3 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Stags. REF: 1229908



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