Kinfaun
Heatherton Park
Bradford On Tone, Taunton,
TA4 1EU
£625,000 Freehold

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Wilkie May & Tuckwood

LOCATION: Heatherton Park House is located on the outskirts of the popular village of Bradford on Tone which is between Taunton and Wellington. Bradford on Tone itself provides a village shop, village pub, village hall and church, whilst Taunton and Wellington are easily accessible with a larger range of facilities along with access to the M5 motorway at Junction 26. Taunton as the County Town provides a mainline railway station to London Paddington.

DIRECTIONS: From Wellington town centre office proceed in the Taunton direction passing the Blackbird Inn on the left hand side and just before The Worlds End public house on your right take the left turning into Heatherton Grange. Continue through the archway and gatehouse bearing right at the fork and continue taking the second right into a private road, bear right and the property can be found on the left hand side.

AGENTS NOTE: There is a shared private access road with 25 other neighbouring properties and the neighbouring property (The Warren) has planning permission for a carport to be erected.

GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold, by private treaty with vacant possession on completion.
Services: Mains electricity, mains water, mains drainage, electric heating.
Local Authority: Somerset Council, County Hall, The Crescent, Taunton, TA1 4DY.
Property Location: w3w.co//applied.electrode.panning
Council Tax Band: E
Construction: Traditional cavity construction with brick outer leaf under a tiled roof
Broadband and mobile coverage: We understand that there is limited mobile coverage. The maximum available broadband speeds are 29 Mbps download and 2 Mbps upload. We recommend you check coverage on https://checker.ofcom.org.uk/.
Flood Risk: Surface Water: very low **Rivers and the Sea:** very low **Reservoirs:** Unlikely **Groundwater:** Unlikely
We recommend you check the risks on https://www.gov.uk/check-long-term-flood-risk
Planning: Local planning information is available on https://www3.somersetwestandtaunton.gov.uk/asp/webpages/plan/plapplookup.asp

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty

whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. 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 or 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 supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

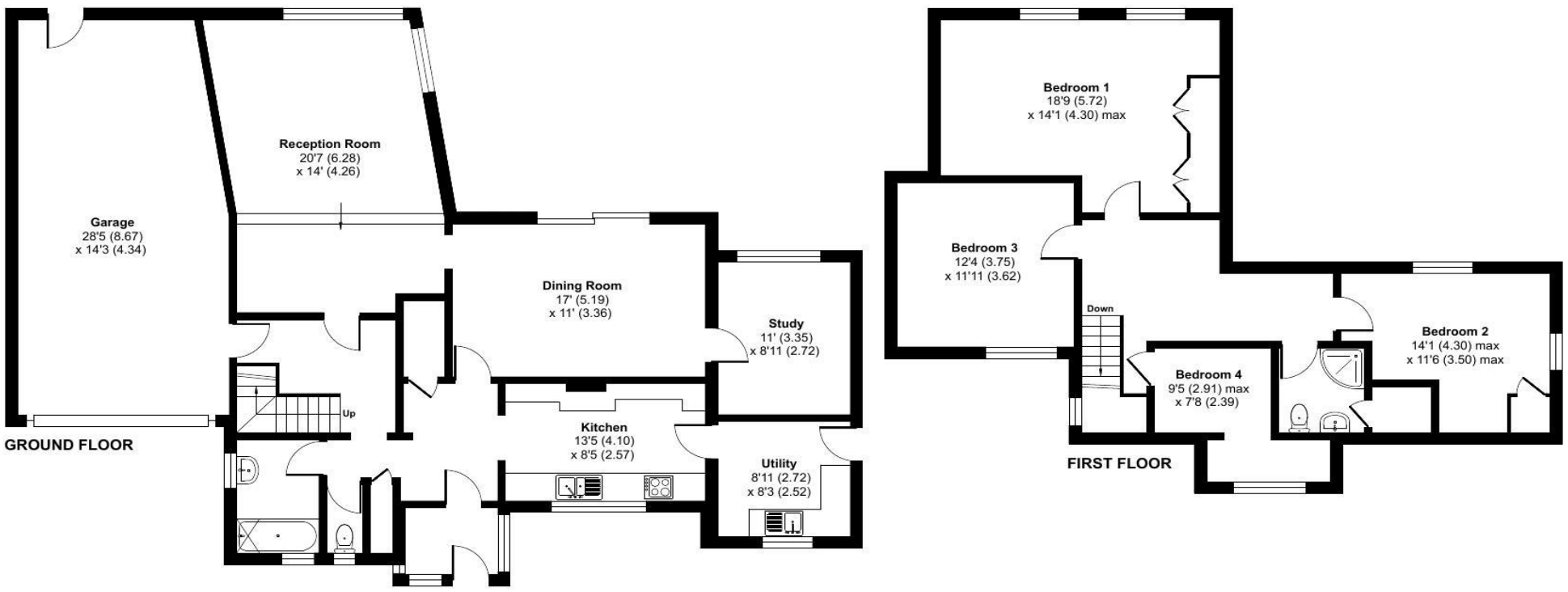
The Property Ombudsman rightmove

Tel: 01823 667799
29 High Street, Wellington, Somerset TA21 8QT

WM&T

Kinfaun, Heatherton Park, Bradford On Tone, Taunton, TA4

Approximate Area = 1918 sq ft / 178.1 sq m
Garage = 388 sq ft / 36 sq m
Total = 2306 sq ft / 214.1 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.
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Believed to date back to the 1950s this bespoke and exceptional four bedroom detached house enjoys an elevated plot within the grounds of Heatherton Park on the outskirts of the popular village of Bradford-On-Tone yet benefiting from convenient access to road and rail networks.

The accommodation briefly comprises a useful entrance porch leading into a generous hallway with stairs rising to the first floor and access to all main rooms and to the attached garage/workshop. Steps lead down to the main sitting room which has been cleverly designed to take full advantage of the stunning open countryside views via the fully opening floor to ceiling patio doors. Furthermore, there is a log burner stove creating a real focal point to the room and this room is also enhanced by spotlights and wooden flooring. An archway leads to the adjoining spacious dining room which offers plenty of space for everyday furnishings and also benefits from further patio doors to enjoy views over the manicured gardens and beyond, this room also benefits from an open fire. A further reception room comes off the dining room and is currently used as a home office but could easily double up as an additional bedroom if required. The kitchen overlooks the front aspect and offers a comprehensive range of matching wall and base units with contrasting worktops, tiled splashbacks and flooring, there is ample space for all kitchen appliances and benefits from being warmed by under floor heating. The connecting utility room offers further space for additional appliances and storage along with a door to the gardens. Completing the ground floor is a family bathroom with separate cloakroom. To the first floor there are four bedrooms with the master offering ample built in storage with all bedrooms served by the family shower room.

Externally, the property is approached via gated access leading to a gravel driveway which in turns offers ample parking leading to a generous attached garage/workshop which is connected to power. The grounds surround the property on three sides and offer an abundance of mature planting, wildflower lawns, numerous seating areas all designed to take full advantage of the uninterrupted countryside views including views over the old boating lake. Within the grounds there is a useful shed, timber greenhouse with power, large soft fruit cage, various fruit trees, a compost area, gravel hardstanding, log store and raised decking area perfect for entertaining in the warmer months.

This unique property has to be viewed to truly appreciate all that it has to offer an incoming buyer.

- **Four bedrooms**
- **Three receptions**
- **Garage/workshop**
- **Large manicured gardens**
- **Exceptional distant views**
- **Close to road and rail networks**
- **Bespoke design, built in the 1950s**