Westbrook Farm

Westbrook Farm

Croford, Wiveliscombe,Taunton, TA4 2TS

Wellington 7 miles | Taunton 10 miles

A traditional farmhouse, with range of farm buildings and just over 31 acres.

- Four bedrooms
- Kitchen/Breakfast room
- In need of renovation
- Approx 26 acres of grassland and 5 acres of woodland
- Council Tax Band F
- Three reception rooms
- Family bathroom
- Range Of Outbuildings
- In Total Just Over 31 Acres
- Freehold

Guide Price £795,000

SITUATION

Westbrook Farm is situated within the small hamlet of Croford, just to the south of the B3227 which provides convenient access between Milverton and Wiveliscombe. The nearby town of Wiveliscombe is less than 2 miles away offering an excellent range of everyday amenities, including highly regarded primary and secondary schooling, together with a variety of recreational facilities.

DESCRIPTION

A period farmhouse requiring some updating, situated in a peaceful rural location on a no-through road, with only one property beyond. The accommodation comprises of 4 bedrooms and a family bathroom, three reception room, kitchen/breakfast room, further bathroom and store rooms. Set in approximately 31.8 Acres. Which comprises of a range of outbuildings, Approximately 26 acres of grassland and 5 acres of woodland. The property is offered for sale with no onward chain.

ACCOMMODATION

The accommodation comprises of an entrance hall with staircase to first floor. Sitting room with double aspect, tiled fireplace and coffered beamed ceiling. The kitchen with oil fired Rayburn, sink and cupboards. French doors to garden with steps down to the store room and rear hall with access to lean-to store and an attached barn. Bathroom with bath and basin with W.C off.

To the first floor, half landing to the bathroom with pink suite of panelled bath, wash basin and W.C. Main landing with doors to four double bedrooms all with a pleasant aspect, two of which have fireplaces and bedroom four has the benefit of built in cupboards and wash hand basin.

OUTSIDE

A concrete path leads up to the front door with a concrete area to one side, lawn and shrubs to the other. In front of the property is parking for several cars and garage, and access to the farmyard. A range of outbuildings including former parlour, dairy, shippon, traditional barn, former piggeries, machinery store (8.95m x 9.16m) and covered agricultural barn (18.32m x 9.16m). Surrounding the building are various open concrete yards. From the yard is access to fields and woodland boarded by a stream, it has been divided up into various fields and in total extends to just over 31 Acres.

SERVICES

Mains water and electric. Septic tank- untested. Oil fired Rayburn for cooking and domestic hot water. Mobile coverage is variable outdoor with EE and O2, good outdoor with Vodafone and good outdoor, variable in-home with Three (Ofcom). This property has the benefit of Ultrafast broadband (Ofcom).

VIEWINGS

Strictly by appointment with the vendor's selling agents, Stags, Wellington Office.

DIRECTIONS

From Milverton take the B3227 towards Wiveliscombe. After a short distance turn left past the lay by and signed Quaking House Lane, follow the road round to the right onto Frys Lane and continue up the hill and as you drop down the property will be found on the right hand side.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Stags. REF: 1219521

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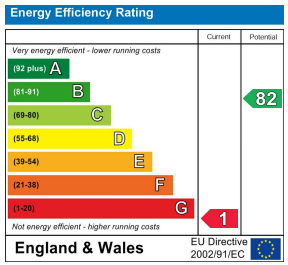
STAGS



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