



Westbrook Farm, Croford



Westbrook Farm,

Wiveliscombe, Taunton, TA4 2TS

Wellington 7 miles | Taunton 10 miles

A four bedroom detached property in need of renovation.

- Four bedrooms
- Kitchen/Breakfast room
- In need of renovation
- Rural location
- Council Tax Band F
- Three reception rooms
- Family bathroom
- Further land and woodland available by separate negotiation
- No Onward Chain
- Freehold

Guide Price £495,000

SITUATION

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

DESCRIPTION

A delightful period farmhouse set in a peaceful rural position, situated along a no-through lane with only one property beyond. Now in need of renovation, the accommodation offers considerable potential and briefly comprises four bedrooms and a family bathroom, together with three reception rooms, a kitchen/breakfast room, an additional bathroom and a range of useful store rooms. The property is offered to the market 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. Dining room with tiled fireplace. 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 pathway leads to the front door, with a paved area on one side and a lawn with shrubs on the other. To the front of the property, there is parking for several vehicles along with a garage and garden beyond and further derelict outbuilding. Further land and woodland available by separate negotiation.

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.

AGENTS NOTE

Internal photos were taken in November 2024.

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 Fry's 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(54-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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