



HARPFORD HOUSE

Payton, Wellington, Somerset



A SPACIOUS AND LUXURIOUS COUNTRY HOME, DESIGNED AROUND COURTYARD GARDENS, WITH EXTENSIVE PASTURE PADDOCKS IN A DELIGHTFUL RURAL SETTING

Summary of accommodation

Ground Floor: Impressive reception hall | Cloakroom | Drawing room | Dining room | Beautifully fitted kitchen/breakfast room
Family room | Utility room | Gym/bedroom | Study/bedroom and further bedroom with 'Jack and Jill' bathroom

First Floor: Galleried landing | Principal bedroom/dressing room/bathroom suite | Two further bedroom/bathroom/shower room suites

Outside: Oak framed double carport and garage with attic store above | Well stocked and landscaped gardens and terraces
Well fenced pasture paddocks with frontage to the River Tone

In all about 12.79 acres (5.176 hectares)

Distances: Wellington 3 miles, M5 (Junction 26) 6 miles, Taunton 10 miles, Tiverton 15 miles
(All distances are approximate)

Guide price: £1,500,000

SITUATION

Harpford House is situated in the quiet hamlet of Payton, within the beautiful pastoral surroundings of the Vale of Taunton, between the Quantock Hills, designated an Area of Outstanding Natural Beauty (AONB), and Blackdown Hills National Landscape areas, just to the west of Wellington.

Just over a mile away is the popular village of Langford Budville with its village pub, The Martlet Inn, primary school, ancient church and village hall and, adjoining the village, the Somerset Wildlife Trust Langford Heathfield Nature Reserve.

Nearby is the small market town of Wellington with excellent selection of independent shops, traditional butcher's, greengrocer's, boutique shops and other facilities with supermarkets including Waitrose and leisure centre. There is a golf club at Oake Manor (5.7 miles) and the County Town of Taunton is within easy reach, providing a comprehensive selection of shopping, cultural, leisure and sporting facilities including cinemas, theatres, restaurants, cafés, hospital, well-known high street stores and the home of Somerset County Cricket Club.

There are secondary schools in Wellington, Wiveliscombe and Uffculme and private schools with Wellington School, Blundell's in Tiverton or King's, Queen's and Taunton School in Taunton.

There is excellent walking and riding to be had around the beautiful nearby Quantock and Blackdown Hills and, not far away to the west, is Exmoor National Park, renowned for its spectacular scenery and dramatic coastline and providing many opportunities for walking, cycling, fishing, riding etc.

Close to Wellington is Junction 26 of the M5 motorway and there are train stations at both Taunton and Tiverton Parkway (8.7 miles) with mainline connections to London (Paddington). Bristol Airport is just over an hour's drive.





THE PROPERTY

Harpford House is situated off a small country lane in rural surroundings and has been stylishly and imaginatively converted, in 2002, from a substantial C shaped barn, originally built as the milking parlour for Harpford Farm, which is Grade II listed. It offers delightful courtyard gardens along with spacious and light accommodation, with excellent craftsmanship and high quality fittings and fixtures throughout. The house is full of the character and charm of the original building with several rooms being full height with exposed roof timbers.

At the centre of the house is the impressive full height reception hall, overlooked by the galleried landing, and has porcelain tiled flooring and stone fireplace surround. Either side of the hall are the spacious dining room, with exposed beams and porcelain tiled flooring, and the large drawing room with vaulted ceiling, oak flooring, large stone fireplace with wood burner. Both have French doors opening out into the courtyard garden.

The drawing room then leads through to the gym, which could also be used as a bedroom, and access onto two further bedrooms with a 'Jack & Jill' en suite in between.

Off the dining room is the beautifully fitted kitchen/breakfast room, with large range cooker, granite worktops and plumbing for a fridge freezer. This then leads down to the utility room, and then onto a glazed hallway to the family room, currently being used as an office.

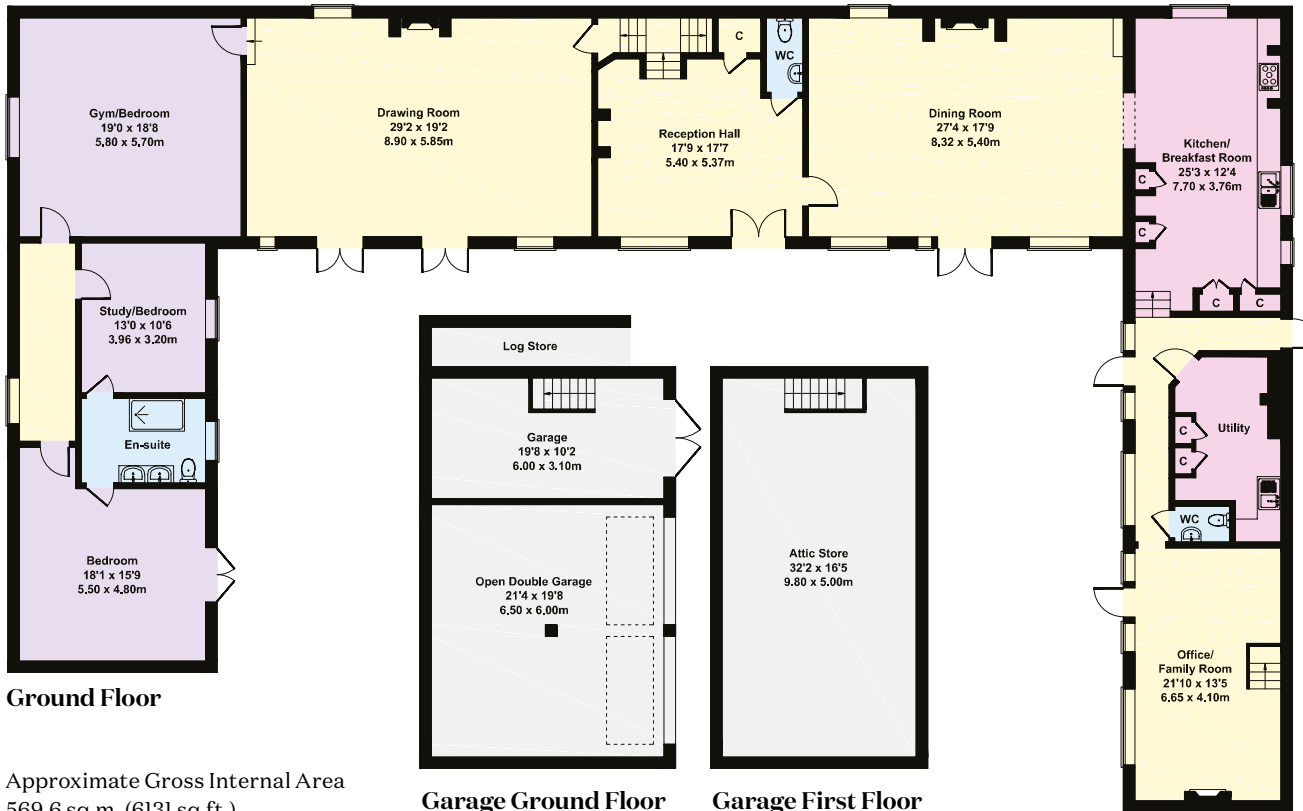
From the family room a staircase rises to the delightful principal bedroom with vaulted ceiling and exposed roof timbers, fitted wardrobes and a small gothic window with lovely rural views. There is an en suite bathroom with bath and shower, and a separate dressing room with more fitted wardrobes.

Back in the main hall, and off the galleried landing, there are two more large bedrooms, one with wonderful views over the gardens and beyond to the countryside, and both with fitted wardrobes and large en suites.



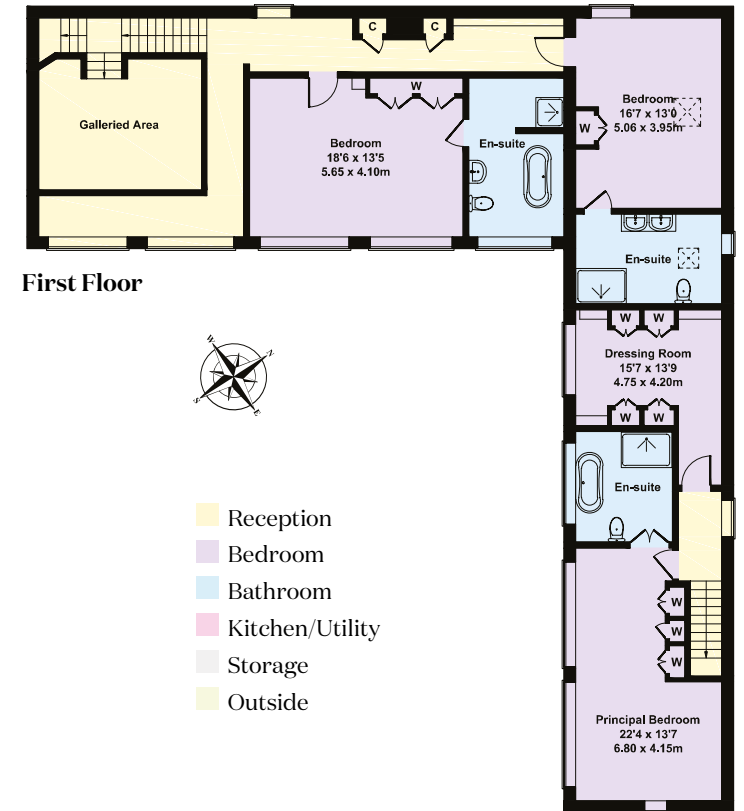






Approximate Gross Internal Area
569.6 sq.m. (6131 sq.ft.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.





There is a delightful, sheltered and private central courtyard garden on two levels, with French doors opening to terraces, gravelled paths and lawned areas, providing idyllic spots for outdoor sitting and entertaining. Beyond this is a flight of steps rising to a further level lawned area surrounded by trees, shrubs and plants. There is a secluded kitchen garden with a raised bed, a useful garden shed and pedestrian access to the lane. There is also a green house and chicken coop/aviary.

The stone pillared entrance, with electric five bar gates, leads into a gravel drive, part of which leads to the neighbouring barn, and then proceeds down to a circular turning area with parking beside the house. A side door from here, which is used as the main entrance, leads into the side hall near the kitchen. An oak framed garage building is located at the top of the drive near the front gates, and has a double carport and lockable garage, with stairs up to a full length attic above.

Adjoining, and essentially to the northeast of the house, there is a small inner paddock and two extensive, post and rail fenced, gently sloping fields, bisected by a public footpath, and running down to the banks of the River Toine. There is vehicular access to the top field from the lane.

PROPERTY INFORMATION

Tenure: Freehold

Rights of Way: There is a public footpath across the land, as indicated on the site plan.

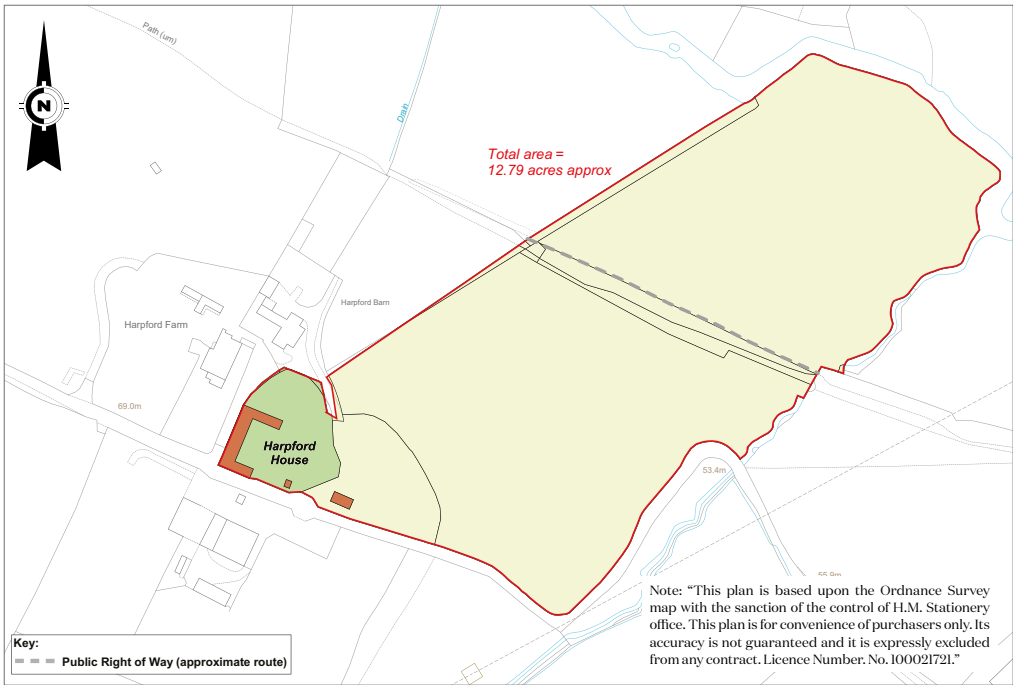
Services: Mains electricity and water, superfast broadband, gas heating. Private drainage.

Local Authority: Somerset Council: 0300 304 8000

EPC: D

Council Tax: Band G

Directions: TA21 0EE



I would be delighted
to tell you more.

Florence Biss
01392 423111
florence.biss@knightfrank.com

Knight Frank Exeter
19 Southernhay East, Exeter
EX1 1QD

knightfrank.co.uk

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