Cathill Farm

Cathill Farm Worthy Lane

Creech St. Michael, Taunton, Somerset, TA3 5EF

Taunton Town Centre 4.5 miles

A superbly extended and renovated detached period house with attached annexe, a substantial range of outbuildings suitable for a variety of purposes (stp) and 2.5 acres. Adjacent to the Bridgwater and Taunton Canal.

- Impressive period farmhouse
- Attached one/two bedroom annexe
- Superb open plan kitchen/family room
- Adjoining Bridgwater and Taunton Canal
- Council Tax band E
- Beautifully renovated and extended
- Four reception rooms
- Range of traditional outbuildings with power and light
- 2.5 acres of land and garden
- Freehold

Guide Price £1,200,000

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SITUATION

Cathill Farm adjoins the Taunton and Bridgwater Canal within open countryside in the parish of Creech St Michael which enjoys a number of amenities including parish church, public house, convenience store and primary school. Taunton, the County Town, provides comprehensive range of scholastic and shopping facilities as well as a main line railway station and access to the M5 motorway.

DESCRIPTION

Cathill Farm is an impressive farmhouse which has been transformed by the current owners who have extended and fully refurbished to create a stunning 6/7 bedroomed home comprising a 5 bedroom farmhouse and a 1 or 2 bedroom annexe providing a wonderful opportunity for multi-generational living. The works include a newly built two story extension which has recently been added built of attractive Blue Lias stone with picture windows to take full advantage of it's wonderful setting.

The house has been designed to accommodate a one/two bedroomed annexe and includes a superb open plan kitchen/living/dining area with one bedroom and a shower room. In the original part of the house many of the original features have been retained with open fireplaces, exposed beams and stone walls. A superb single storey kitchen/family room extension has been added including a vaulted ceiling with exposed oak frames and a bespoke fitted kitchen with range cooker, island unit and bi-fold doors opening out onto the terrace which enjoys wonderful views over the garden.

ACCOMMODATION

The accommodation includes an entrance porch leading through to an entrance hallway. There is a downstairs shower room and wc and inner hallway with doors to the reception rooms. The kitchen/family room includes access to a side porch and access to the sitting room which centres upon an inglenook fireplace with exposed stone walling. There is a separate utility room, a study with inglenook fireplace, a snug, and a separate drawing room.

As mentioned, the self contained annexe has its own entrance, an open plan kitchen/sitting room, shower and bathroom.

On the first floor the main house has five bedrooms in total, the principal bedroom suit having vaulted ceilings with exposed oak frame, picture windows with Juliet balcony, a dressing room and en-suite which has been beautifully fitted. A second bedroom also has an en-suite shower. The main bathroom has a roll-top claw foot bath, shower, wash basin and wc.

An added feature of the property is air conditioning in the master bedroom, farmhouse kitchen / living area and the kitchen / living area in the annexe.

OUTSIDE

The property is approached via a long double track shared by a number of other properties. The access continues over the bridge into a gravel driveway and parking area which provides space for turning and parking for a number of vehicles. The property is set in open countryside and the plot extends to 2.5 acres.

A public footpath runs to the side of the barn buildings and joins the canal towpath to the railway level crossing.

The main gardens are delightful and predominantly laid to lawn and are partly enclosed by high stone walling adding to the overall privacy. There is a raised terrace into a newly built veranda with covered seating area and various outbuildings, some traditional, which could be developed further subject to necessary planning consents.

There is a garage and stores and a corrugated iron tractor shed close the house which could easily be developed.

SERVICES

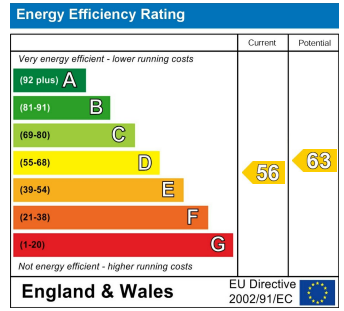
Mains electricity and water. Mains water to the two extensions, private well water to the remainder of the house. Private drainage. LPG heating with secondary air source heat pump. Two woodburning stoves. Extension heating - electric radiators with secondary air source heat pump. Air conditioning in the master bedroom, farmhouse kitchen / living area and the kitchen / living area in the annexe. Standard broadband available (Ofcom) - Starlink currently being used. Mobile signal good outdoors (Ofcom). Please note the agents have not inspected or tested the services.

DIRECTIONS

From Taunton head east along the A38 towards Bridgwater, pass through Bathpool, take the turning to the right signposted Creech St Michael. Proceed to the first roundabout on the edge of Creech St Michael and take the first left signposted to Creech Heathfield. Worthy Lane is the first turning on the right, continue along turning right into an unmade track, Foxhole Lane, turning right at Fairview Farm and continue until reaching the canal, cross over the canal bridge and the property can be found immediately in front.

Approximate Area = 3961 sq ft / 367.9 sq m (excludes carport)
Garage = 284 sq ft / 26.3 sq m
Outbuildings = 1878 sq ft / 174.4 sq m
Total = 6123 sq ft / 568.6 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 2026. Produced for Stags. REF: 1486203



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