

# Poole Farm, Raddington, Taunton, Somerset TA4 2QN



## Exmoor Farmers Livestock Auctions Ltd

Cutcombe Market, Wheddon Cross, Minehead, Somerset, TA24 7DT. Tel: 01643 841841.

Email: [exmoorfarmers@exmoorfarmers.co.uk](mailto:exmoorfarmers@exmoorfarmers.co.uk). Website: [www.exmoorfarmers.co.uk](http://www.exmoorfarmers.co.uk)





# ***Poole Farm***

***Raddington, Taunton, Somerset TA4 2QN***

*Wiveliscombe 7 miles – Wellington 12 miles – Tiverton 13 miles – M5 J25 18 miles*



*Outstanding rural location  
Four bedroom traditional farmhouse, set in 0.7 acres  
Available by private treaty*

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## Key Features

- **Detached four-bedroom farmhouse**
- **Set in 0.7 acres**
- **Range of traditional stone outbuildings**
- **Spacious garden and yard area**
- **Scenic rural location**
- **Renovation opportunity**
- **Optional 2 acre paddock**

## Situation

The property lies in a peaceful rural valley just outside the parish of Raddington. The nearby town of Wiveliscombe (approximately 7 miles) provides a good range of amenities including primary and secondary schools, independent shops and a variety of recreational facilities, including sports pitches and an open-air swimming pool.

The property also benefits from easy access to the beautiful landscapes of Exmoor National Park, the Blackdown Hills and the Quantock Hills, all of which offer excellent opportunities for walking, riding and a range of outdoor pursuits.

The larger towns of Taunton and Tiverton provide a wider range of amenities including supermarkets, rail services and access to the M5 motorway.

## Description

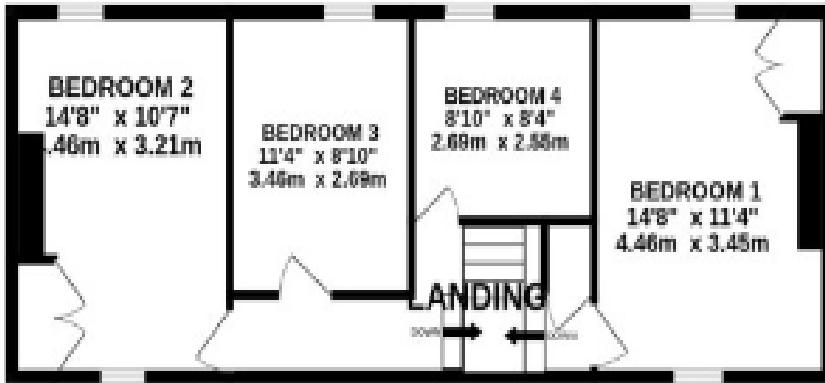
The property comprises Poole Farmhouse a four-bedroom detached property set within grounds extending to just over half an acre, including a large garden and a range of traditional outbuildings. The property also benefits from the option to purchase an adjoining paddock extending to approximately 2 acres, situated to the west side of the farmhouse.

The property is directly accessed from a council-maintained road to the side of the farmhouse.

Now requiring refurbishment and modernisation, Poole Farmhouse offers an exciting opportunity for purchasers to create an attractive rural home, subject to any necessary consents, many traditional features remain within the property.



1ST FLOOR  
566 sq.ft. (52.6 sq.m.) approx.



### Accommodation

The entrance porch opens into a spacious single-storey area which is currently undeveloped and offers potential for further accommodation. This area provides access into the kitchen with the remainder of the ground floor comprising of a pantry, bathroom and sitting room with fireplace. The first floor comprises four bedrooms.

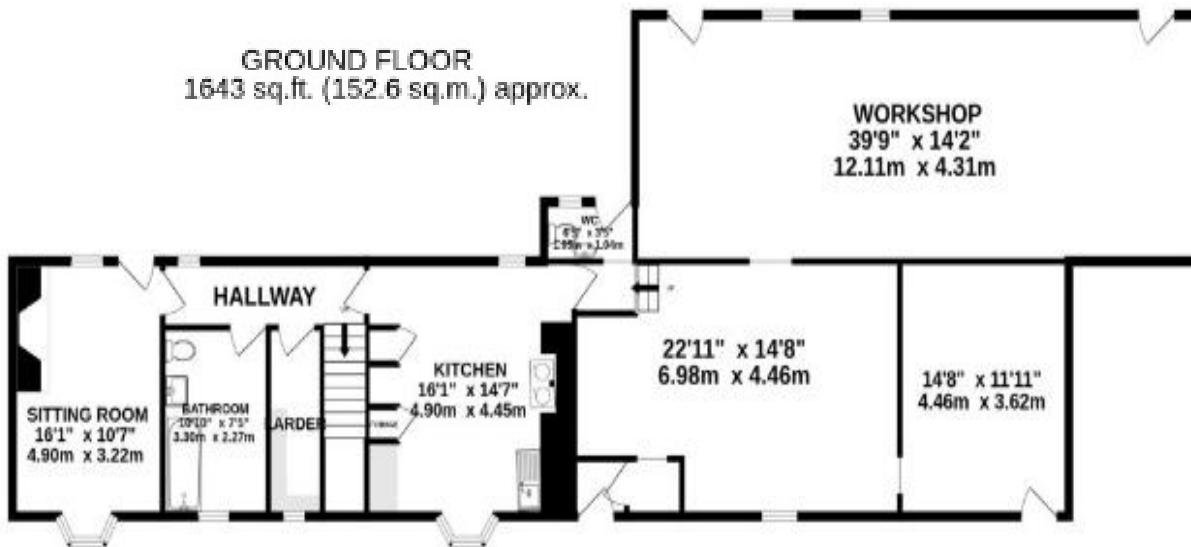
### Outside

The property is accessed to the side of the farmhouse, which leads to a large yard area providing access to a range of traditional stone outbuildings suitable for storage or potential stable use. To the rear of the property is a spacious garden, enjoying views across the surrounding countryside.

### The Land

An optional paddock extending to approximately 2 acres lies adjacent to the property and may be available by separate negotiation.

GROUND FLOOR  
1643 sq.ft. (152.6 sq.m.) approx.



TOTAL FLOOR AREA : 2209 sq.ft. (205.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## General remarks

### Tenure and possession

The property is offered for sale by private treaty with the benefit of vacant possession upon completion.

### Services

The Farmhouse has the benefit of a spring water supply with a block-built reservoir, mains electricity, private drainage via septic tank with soakaway. There is currently no heating system installed.

### Rights of Way, Easements, Wayleaves etc.

It is not known that there are any public rights of way crossing the property. The property is offered and as far as required by the vendors will be conveyed subject to all other rights of way, easements, wayleaves, privileges and advantages whether specifically referred to in these particulars of sale or not.

### Outgoings

The local council tax on the farmhouse is Band F.

### Local Authorities

Somerset Council, County Hall, Taunton, Somerset TA1 4DY.

Telephone: 0300 123 2224

### Viewings

Strictly by a prior appointment with the sole agents, Exmoor Farmers Livestock Auctions Ltd 01643 841841 or [exmoorfarmers@exmoorfarmers.co.uk](mailto:exmoorfarmers@exmoorfarmers.co.uk).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		56 D
39-54	E		
21-38	F		
1-20	G	4 G	



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