Outwood Farm

STAGS

Outwood Farm

Outwood, Taunton, Somerset, TA3 5AJ

Taunton 7 Miles

A substantial detached farmhouse, adjoining the Taunton and Bridgwater canal with an attached three-bedroom cottage and separate one-bedroom annex all set in five acres of gardens and grounds.

- Flexible Accommodation
- Large gardens
- 5 Acres in Total
- Freehold
- Quiet Accessible Location
- Outbuildings
- 7 Bedrooms in All
- Council Tax Band G

Guide Price £900,000

SITUATION

Outwood Farm lies in a wonderful location on the outskirts of the hamlet of Outwood and enjoys lovely views over open countryside. The property adjoins Taunton and Bridgwater canal with its tow path, which provides a lovely spot for walking and cycling with traffic free access between the villages and towns of Taunton and Bridgwater and is a haven for wildlife. The larger village of North Newton has a popular village pub and primary school. Taunton is within easy reach being seven miles away and provides an excellent range of shopping, leisure and recreational facilities as well as Somerset County Cricket Club. Taunton has excellent schooling in both the independent and state sector and Outwood Farm also benefits from being in the Heathfield Community School catchment area. Taunton town has excellent communication links, including a mainline railway station with direct links to London Paddington and access to the M5 motorway via junction 25.

DESCRIPTION

Outwood Farm is a substantial detached farmhouse providing over 3,000 sq. ft. of accommodation to include the adjoining cottage. The property has great flexibility to be two units and equally it would be very easy to integrate back to a larger house. The property is believed to have been constructed in the 16th century with later editions.

Outwood Farm has a range of neighbouring buildings, that the current owners are converting for their next dwelling. The property is offered for sale with approximately 5 acres of garden and buildings and further is available land by separate negotiations.

ACCOMMODATION

A pathway leads from the parking area to the covered front porch and further into the cross-passage hallway with highly attractive plank and munton screen. There is a Downstairs cloakroom and steps to the sitting room, which is a fine triple aspect room, centred on a feature fireplace with stone quoins and a heavy beam over. To one side is the turning staircase rising to the first floor. From the hall, steps lead up to the kitchen with a block brick original floor, double doors to the garden and eye and low-level kitchen units. From the kitchen, stairs rise to the first floor, and there is a door to the walk-in pantry.

On the first floor the property has four main bedrooms, a separate cloakroom and a family bathroom. The annexe can be accessed on the top floor, which leads to the bedroom five, which has the potential to be re-integrated back into the main house, but it is currently part of the cottage.

ADJOINING COTTAGE

The adjoining cottage is also accessed via a covered porch, which leads into a kitchen diner and further to an inner hall and the sitting room. The kitchen is fully fitted with a range of units. From the hall stairs lead to the first floor, where there is currently bedroom five, six and seven and a family bathroom.

The Old Hen House:

To the rear of the property there is a separate cottage, known as The Old Hen House, which provides further accommodation, to include a kitchen diner, sitting area, bedroom and en-suite shower room.

OUTSIDE

The property is approached over the canal and via a private road, which only provides access to Outwood Farm and the neighbouring buildings, which are retained by our client. There is a very large front garden, which is predominately laid to lawn with an extensive range of flower and shrub borders, ample patios for sitting out and enjoying the weather. To the rear there is a further lawned garden, which leads up to the adjoining land, which is available by separate negotiations.

The property also benefits from a three bay open fronted garage and there is a workshop which is timber framed.

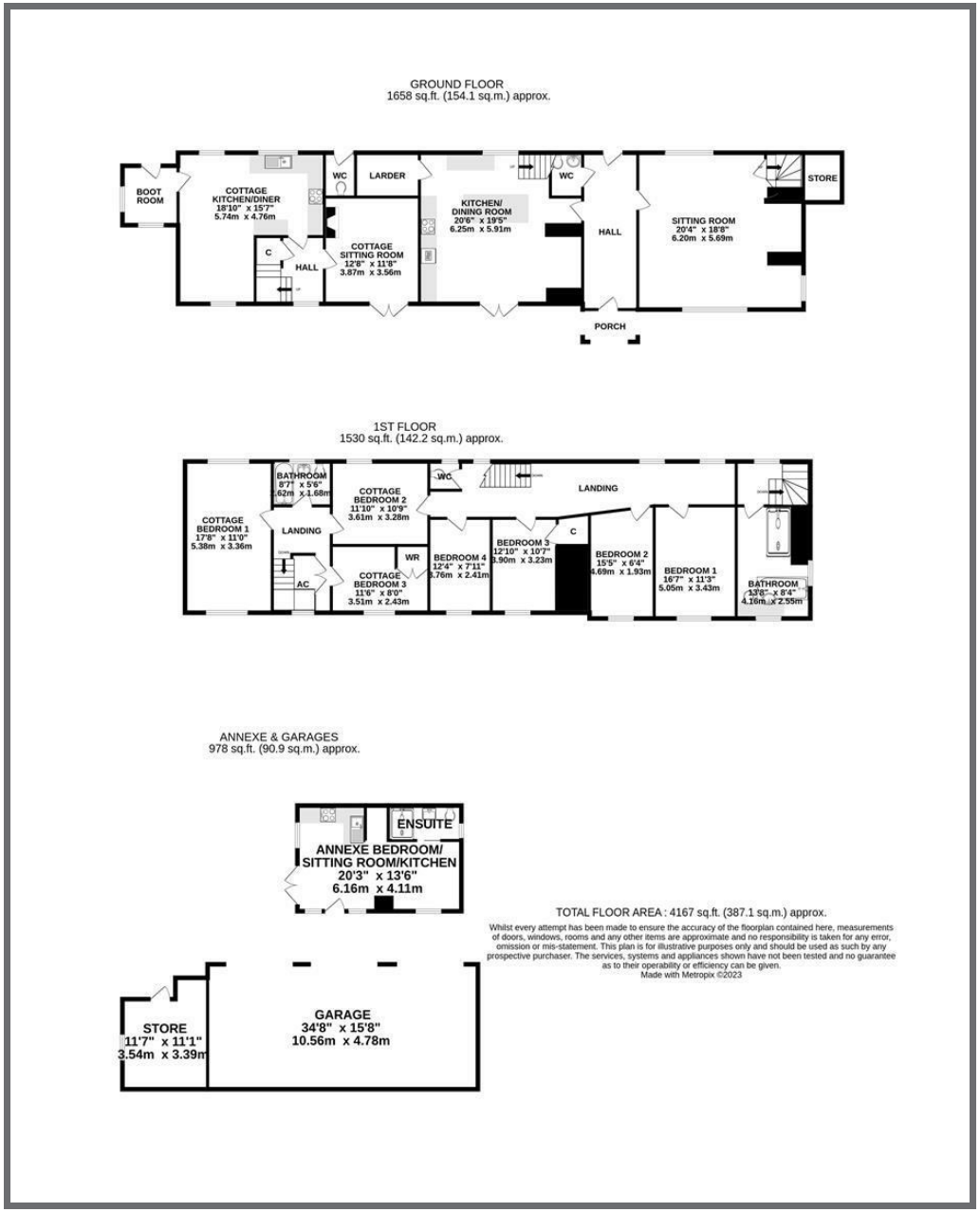
LAND

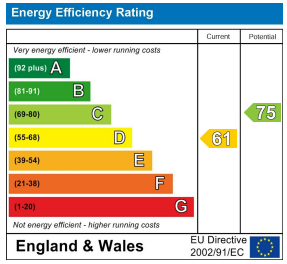
Included with the sale is 5 acres of land in the field adjoining the garden to the rear. The exact boundaries are to be defined. Our clients own further land, which may be available by separate negotiation.

AGENTS NOTE

The property is for sale with approximately 1.25 acres marketed at Offers in Excess of £800,000.

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.





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