



# RENDY FARM

Oake, Near Taunton, Somerset



# A CHARMING AND BEAUTIFULLY PRESENTED PERIOD FARMHOUSE WITH EXTENSIVE AND DELIGHTFUL GARDENS AND GROUNDS

Set in a quiet, rural location, of the edge of popular village with a well known golf course.

## Summary of accommodation

**Ground Floor:** Entrance hall | Sitting room | Study | Music room | Snug | Open plan kitchen/dining room | Garden room | Side kitchen  
Hobbies room | Boot room | Utility room | Garden stores and workshop

**First Floor:** Principal bedroom/shower room suite | Four further bedrooms | Two family bathrooms | Studio/bedroom six

**Outside:** Parking | Terraces and landscaped and kitchen gardens | Pond | Orchard | Shepherd's hut | Stream

**Green and tech:** Solar panel array (x14), 2 x 10KWh batteries, Eddi smart power-diverter (hot water) and Zappi car charger | Insulated with high grade wool  
Starlink satellite dish for high speed internet | Wifi wireless access points throughout house and outdoors | Robot mower (subject to separate negotiation)

**In all about 3.19 acres**

**Distances:** Milverton 2.5 miles, Wellington 3.5 miles, M5 (Junction 26) 4.5 miles, Taunton 6 miles  
Taunton station 6.5 miles (15 minutes) with trains to London in 1 hour 39 minutes, Bristol in 31 minutes and Exeter 23 minutes  
(All distances and times are approximate)



## SITUATION

Oake itself is a popular village situated within the scenic Vale of Taunton. Rendy Farm lies on the edge of the village of Oake, a few hundred metres from the well known Oake Manor golf course, about 6 miles from Taunton itself. The village offers a primary school, church, playground and post office. There are popular pubs nearby including The Royal Oak at Hillcommon and The Anchor Inn at Hillfarrance.

The nearby village of Milverton has a thriving and active community with village stores, pub, church and popular primary school. The majority of day to day needs are catered for in Wellington, including a Waitrose supermarket as well as a selection of shops, pubs, cafés and restaurants.

Within easy reach to the east is the County Town of Taunton with full selection of shopping, cultural and leisure facilities including supermarkets, cinema, theatre, hospital, pubs, restaurants and the home of Somerset County Cricket Club.

There is an excellent selection of schools in the area including state secondary schools in Wellington and Taunton, Richard Huish College in Taunton and private schools with Blundell's School in Tiverton, Wellington School and Taunton School and King's and Queen's Colleges, all within 20 minutes.

Within easy reach are The Quantock Hills, The Brendon Hills and Exmoor National Park, providing excellent opportunities for walking, cycling, riding, fishing etc.

There is quick access onto the M5 motorway at Wellington and in Taunton a station with mainline connections to London (Paddington) in 1 hour 39 minutes.

## THE PROPERTY

Rendy Farm is a historic and charming south-facing period farmhouse, set well back from a small country road at the end of an entrance driveway, overlooking its beautiful and extensive gardens and grounds, in a quiet, rural setting.





A staircase from the boot room rises to the studio/bedroom 6 and there is access from the hobbies room into the storerooms and workshop. The conservatory, boat room, and hobbies room all benefit from thermostatically controlled underfloor heating.

All of the bedrooms have plenty of fitted wardrobe space and enjoy lovely views over the gardens. The bathrooms are all fitted with high quality contemporary fittings.

Although believed to date back around 400 years, the house has been sympathetically renovated and extended to a very high standard and the current owners have added further improvements. There are many period features such as exposed beams and ceiling timbers, flagstone floors and attractive fireplaces, thus combining period character and charm with the comforts of modern living.

There is very spacious and comfortable family accommodation. The fireplaces in the sitting room, music room and snug all have woodburners and the large sitting room has French doors out to the terrace and gardens. The kitchen is fitted Neptune with hand painted cupboards, an island within induction hob and a four oven AGA and stone tiled floor. A fitted side kitchen has convection oven, additional fridge and wine fridge. The dining area boasts exposed wood boarded flooring and opens into the lovely, light and spacious glazed and oak framed garden room with stone paved flooring and views over the garden and pond and French doors out to the rear terrace.



# GARDENS AND GROUNDS

The gravel entrance driveway leads to extensive parking space and you are greeted by an old beautiful arch which leads through to the broad paved terrace to the front of the house, giving onto the partly walled front garden with level lawns edged by well stocked and colourful plant borders.

A path covered by a pergola with roses, clematis and vine leads between the lawns to the kitchen garden enclosed by clipped hedging and with raised beds and an asparagus bed as well as further flower beds, fruit cage and a timber framed greenhouse.

There are further extensive garden areas with delightful terrace and sitting areas, lawns, ornamental shrubs and trees and an orchard with an assortment of apple, pear and plum trees. In addition is a wildlife pond and, meandering through the grounds, a delightful small stream crossed by wooden footbridges. Also within the gardens is a shepherd's hut with power and water.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



# PROPERTY INFORMATION

- Tenure:** Freehold
- Services:** Mains water and electricity. Private drainage and oil central heating. Solar panels and battery storage
- Local Authority:** Somerset Council
- EPC:** E
- Council Tax:** Band G
- Directions:** TA4 1BB

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Approximate Gross Internal Area  
 5866 sq ft-545 sq m

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.

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