



BRUFORDS

Tolland, Near Wiveliscombe, Somerset



AN IMMACULATELY PRESENTED AND SPACIOUS HOME SURROUNDED BY GARDENS AND PASTURE PADDOCKS

Set in an idyllically peaceful and private rural setting

Summary of accommodation

Ground Floor: Reception hall | Coatroom | Study | Sitting room | Dining room | Kitchen/breakfast room | Snug | Utility room

First Floor: Principal bedroom/dressing room/bathroom suite | Four further bedrooms, family bathroom and shower room

Outside: Double garage with studio/office above | Former granary | Terraces and extensive gardens
Stable yard | Workshop/store | Pasture paddocks

In all about 3.18 acres

Distances: Wiveliscombe 4 miles, Taunton 10 miles
(All distances are approximate)



SITUATION

Tolland is a small, quiet village with a church and active community tucked away in a peaceful valley within the rolling farmland of the Vale of Taunton, between the Quantock Hills to the east and the Brendon Hills to the west.

Nearby are the villages of Lydeard St Lawrence (2.5 miles) and Stogumber (4.5 miles) each with a church, primary school, cricket club and village hall and Stogumber has a village store, post office, pub and an annual music and beer festival. There are popular pubs nearby at Crowcombe (The Carew Arms), Triscombe (The Blue Ball), Monksilver (Notley Arms) and Halse (New Inn).

The popular small town of Wiveliscombe has a more extensive selection of local amenities including organic bakery, butcher's, art shop, weekly farmers' market, medical centre, vet's surgery, library and primary and secondary schools. In addition there is a recreational ground with tennis, cricket and rugby clubs and an open air swimming pool.



The County town of Taunton provides a full range of facilities with supermarkets, shops, cinemas, theatres, restaurants and the home of Somerset County Cricket Club. There are state secondary schools, Richard Huish College and a selection of private schools with Taunton School, King's and Queen's Colleges, as well as nearby Wellington School.

In Taunton there is access onto the M5 motorway and stations with mainline connections to London (Paddington).

Within easy reach are The Quantock Hills, providing lovely walking, riding etc., Exmoor National Park, renowned for its spectacular scenery and dramatic coastline and also the North Somerset coast and such lovely spots as Dunster, with its castle and beach, and Watchet with its charming harbour and marina. The property is also very close to several music festivals including Tolland.

THE PROPERTY

Brufords is situated within the tiny village of Tolland, near to the church, and off a small, quiet lane in an idyllically peaceful and private, rural, setting within a tranquil valley with stream.

The house is believed to have originally been a flour mill associated with the nearby Manor House and was converted in 1966. In 1992 it was modernized and extended by a well known local builder and thoroughly renovated and improved since 2020 by the current owners.

The house is immaculately and stylishly presented, with double glazing throughout, Tanzanian oak flooring through the ground floor and engineered oak on the first floor, and provides spacious and luxurious family accommodation with excellent entertaining areas both inside and out.

Off the reception hall, the study is fully fitted with desk and office furniture and the large sitting room has a woodburner and exposed beams and French doors out to the terrace and front gardens.

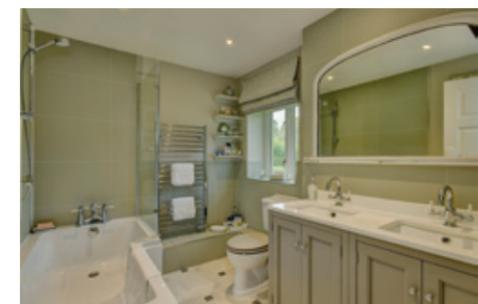
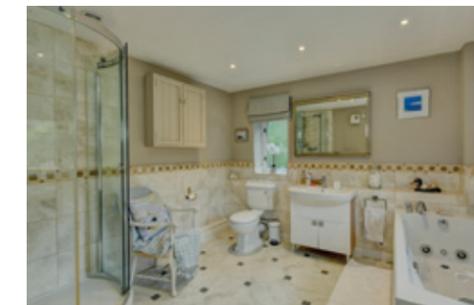


The dining room features French doors opening onto the rear terrace and gardens, while the kitchen/breakfast room offers a fully fitted kitchen with granite worktops, an AGA, and additional Neff appliances including an induction hob and oven. This room also benefits from French doors leading out to the front terrace and gardens. Planning permission is in place for a single-storey extension adjoining the snug, allowing the breakfast room to be enlarged if required.

From the kitchen and utility room are stable type doors out to the verandah and a charming terrace area to the rear of the house.

The five good sized and well proportioned bedrooms on the first floor all have excellent fitted wardrobe space and the family bathroom has both a Jacuzzi bath and a shower.

The entrance drive leads into an extensive parking and turning area, beside which is the double garage/workshop with steps up to the studio/office above. Also beside the driveway is the stone built former granary.



French doors from the kitchen, snug and sitting room open to the terrace area running along the front, south side, of the house, including a pergola with climbing plants and lawned gardens interspersed with ornamental trees either side of the driveway.

French doors from the dining room and stable type doors from the kitchen and utility room open to the verandah and a broad sheltered terrace area edged by colourful plant borders above brick retaining walls at the rear of the house and providing a delightful outdoor dining and sitting area.

Beyond are further extensive landscaped lawned gardens with apple tree and fine mature eucalyptus.

Below the gardens is a pasture paddock bordering the stream running along the eastern boundary and with separate road access. A gate leads into the stable yard with excellent L shaped stone built stable block, beneath a pitched tiled roof, with power lighting and water connected, and incorporating four loose boxes, tack room, feed store and stone paved apron.

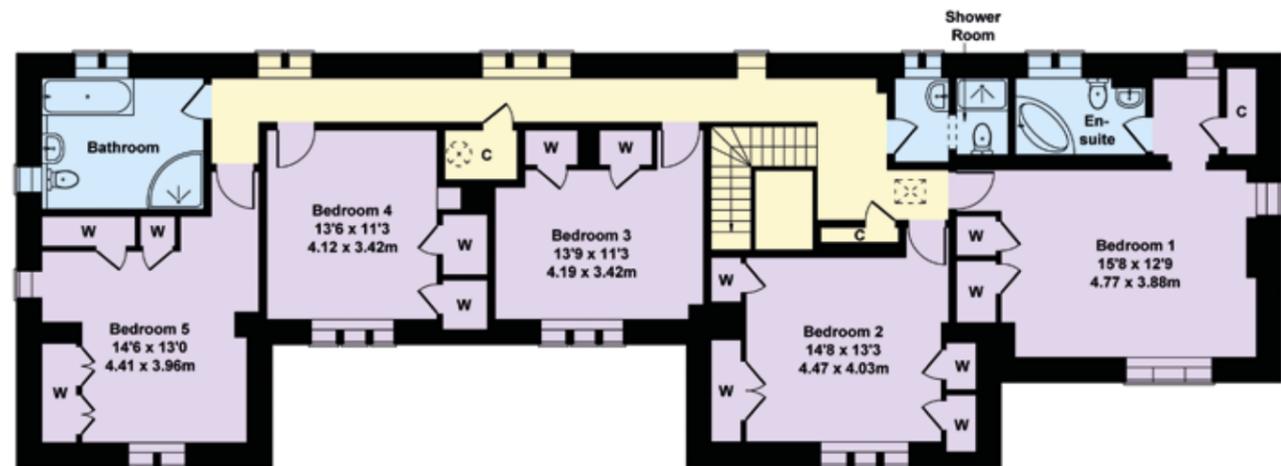


A track from the road leads along the other side of the stream to the church car park and, from here, is separate access into the stable yard.

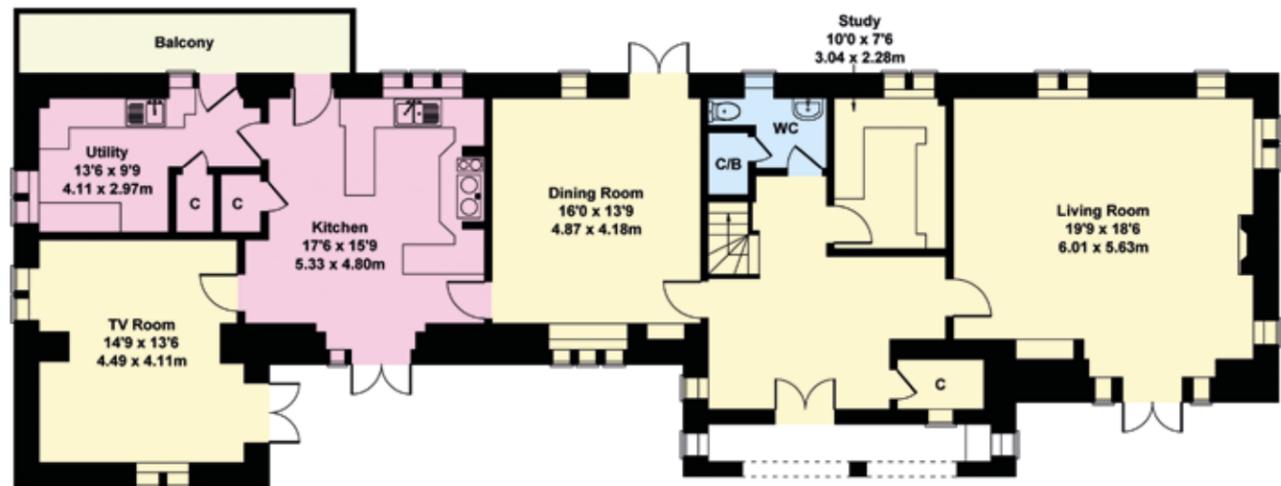
A track from the stable yard leads up past a large, useful, timber clad and insulated workshop/store, with power and lighting, and on to the top, gently sloping, pasture paddock, which adjoins the churchyard.

For those with equestrian interests there is outriding close by, along the 'West Dean Way' bridleway.

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



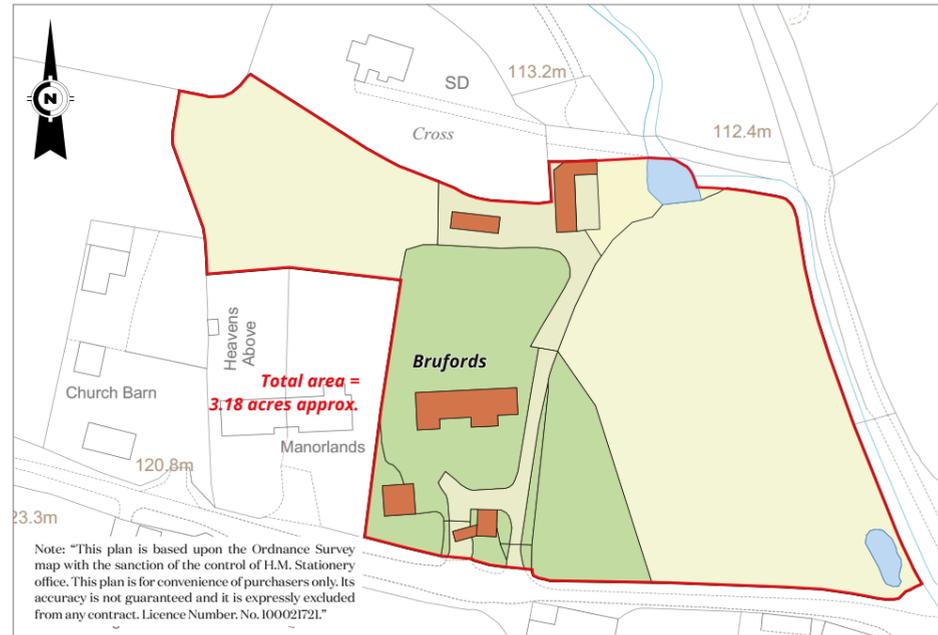
First Floor



Ground Floor

Approximate Gross Internal Area
 Ground Floor = 1528 sq ft - 142 sq m
 First Floor = 1615 sq ft - 150 sq m
 Total = 3143 sq ft - 292 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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PROPERTY INFORMATION

- Tenure:** Freehold
- Services:** Mains water and electricity. Private drainage. Oil fired heating. Fibre superfast Broadband. The AGA is connected to the hot water cylinder upstairs, so the boiler can be used as a back-up source.
- Potential for solar panels on rear green shed roof.
- Local Authority:** Somerset Council: 0300 304 8000
- Council Tax:** Band G
- EPC:** D
- Directions:** TA4 3PR



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