



Stibbear Farmhouse



# Stibbear Farmhouse

Donyatt, Ilminster, TA19 0SQ

Ilminster 3.7 miles, Taunton 11 miles

A beautifully restored period farmhouse forming part of an exclusive countryside development with far-reaching views across unspoilt Somerset countryside.

- Exclusive small countryside development
- Principal bedroom with en-suite
- Spacious sitting room
- Three garages and parking
- Council Tax band F
- Three double bedrooms
- Bespoke kitchen/dining room with island
- Separate utility room and cloakroom
- Garden and courtyard
- Freehold

## Guide Price £650,000

### SITUATION

Stibbear Farmhouse occupies an enviable rural setting on the edge of the hamlet of Crock Street, approximately one mile southwest of Donyatt. The nearby market towns of Ilminster and Chard offer a comprehensive range of everyday amenities, shops and services, while Taunton, Somerset's county town, is approximately 13 miles away and provides excellent educational, recreational and shopping facilities.

The property is conveniently located for the A303, offering excellent road links to the South West and London. Mainline rail services are available from Crewkerne and Taunton, while Bristol and Exeter airports are both within easy reach. The beautiful Jurassic Coast is also readily accessible for day trips and coastal walks.

### DESCRIPTION

Stibbear Farmhouse is a beautifully restored period farmhouse forming part of an exclusive countryside development, enjoying a desirable south-facing position with far-reaching views across unspoilt Somerset countryside.

Constructed of substantial hamstone elevations beneath a slate roof, this exceptional home successfully combines the character and charm of a traditional farmhouse with the comfort, efficiency and convenience of modern living. The sympathetic refurbishment has been completed to a high standard throughout, retaining many original features while incorporating quality fixtures and fittings.



### ACCOMMODATION

The accommodation is bright and spacious, benefitting from an abundance of natural light. An attractive open-fronted hamstone porch leads into a welcoming reception hall, from which the principal living spaces can be accessed. The elegant sitting room and impressive kitchen/dining room both enjoy delightful rural outlooks.

The contemporary kitchen is fitted with an extensive range of units and integrated appliances, including Stoves Range cooker, an induction hob and dishwasher. A central island with breakfast bar provides an ideal space for informal dining and entertaining. A separate utility room offers additional storage and practicality, together with access to a cloakroom and the rear garden.

On the first floor, the principal bedroom enjoys stunning countryside views and benefits from a stylish en-suite shower room. Two further double bedrooms are served by a beautifully appointed family bathroom.

### OUTSIDE

Externally, the property has mature gardens to the front and both sides with a courtyard to the rear. Mature stone walling enhances the sense of character and privacy with paving running along the front and side with an arched pergola leading to the front door and an area for seating to one side.

A triple garage and ample off-road parking are provided.

### PLANNING

There is planning permission in place for a single-storey extension. Planning reference number: 26/00319/HOU

### SERVICES

Mains electricity and water. Private drainage - shared system installed 2021. Oil fired central heating. Solar panels benefitting from a feed in tariff. Ultrafast broadband available (Ofcom), Mobile signal good (Ofcom). Please note the agents have not inspected or tested the services.

NB Two neighbouring properties have a vehicular right of access across the driveway to access their properties.

There is an annual management fee of approximately £700.

### DIRECTIONS

What3Words: ///folders.copiers.breeze



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.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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