



# Winters Farm House, Spaxton, Somerset, TA5 1AH

*A beautifully appointed 17th century farmhouse with latter additions in gardens approaching 2.5 acres with annexe & seperate barn.*



## Entrance Porch

Lovely oak frame porch with courtesy lighting, solid oak door and glazed panels to;

## Entrance Hall

The impressive entrance hall has a solid oak staircase rising to the first floor landing with oak balustrade and spindles, skylight window, limestone tiled flooring, understairs storage cupboard, column radiator, oak ledge and brace doors to;

## Drawing Room

*18'9" max x 16'7"*

Attractive part paneled walls, exposed oak beams, feature inglenook fireplace with inset multi-fuel stove, two double glazed windows to side, fitted window seat, oak flooring, wall light points, two column radiators.

## Playroom

*16'1" max x 10'9"*

Double glazed window to side, feature exposed beams, oak flooring with underfloor heating, quadruple fitted high and low level storage cupboards, wall light points, recessed downlighters.

## Study

*12'6" x 6'7" plus recess*

Double glazed window to side, beautifully fitted with a range of bespoke office furniture with two workstations, shelving and drawers, oak flooring, electric radiator.



## Kitchen/Dining/Family Room

*23'1" x 19'10"*

Lovingly crafted to form a real 'hub' for this family home, the kitchen has been fitted with a high quality range of Neptune wall and base level units, which benefit from a lifetime guarantee, affording a huge array of clever storage solutions, extensive range of solid quartz worksurfaces, central island again with quartz worksurfaces, sensor controlled concealed motorised electric outlets, inset Belfast double bowl sink unit with period style mixer tap and separate rinsing attachment, fitted Rangemaster gas range, integrated concealed fridge and dishwasher, fitted Samsung american style fridge/freezer, integrated Neff eye level oven with slide and hide door and matching microwave, concealed shelved pantry with marble cold shelf, drawers and power points. The kitchen opens onto a lovely dining/family area with ample space for entertaining, fitted bench seating and double glazed atrium. Double glazed window rear with far reaching views, double glazed window to

front and double glazed double doors opening onto the patio and garden beyond, limestone flooring, exposed oak beams, recessed downlighters, three column radiators.

## Inner Hall

*8'8" x 5'3"*

Fitted quadruple storage cupboards concealing an excellent array of storage, stone flooring, column radiator, oak doors to cloakroom and shelved storage cupboard, open plan access to family room.

## Cloakroom

Double glazed window to rear, luxury white suite of dual flush low level w.c., vanity unit with counter top glass wash hand basin, stone tiled floor, heated towel rail.

## Family Room

26'1" x 12'3" max

Ideal for entertaining but offering a versatile space with bifolding doors opening onto the terrace and gardens beyond, four full length double glazed windows to rear with breathtaking countryside and coastal views, vaulted ceiling with glazed gable end wall, fitted bar, feature holographic fireplace with wiring and provision for large LED television above, three tall electric radiators, wood effect flooring.

## Utility Room

12'2" x 8'8"

Double glazed window to rear with far reaching views, stable door to garden, attractively fitted range of wall and base level units with solid woodblock worksurfaces and inset Belfast sink, space and plumbing for washing machine and tumble dryer, twin tall storage cupboards, vaulted ceiling with recessed downlighters, limestone tiled flooring.

## First Floor Landing

A part galleried landing with access to loft space, oak ledge and brace doors to principle rooms, shelved linen cupboard with plumbing provision for additional cloakroom if desired, airing cupboard with Megaflow pressurised water tank and multimedia control centre, further built in wardrobe.

## Master Bedroom

12'7" x 9'8"

An oak framed dual aspect room with double glazed window enjoying views over the rear garden and open countryside beyond, double glazed gable end window, exposed stonework, column radiator, open plan to;

## Dressing Room

10'8" x 7'10"

Beautifully fitted with a contemporary range of storage, with split hanging, shelving and drawers, integrated vanity cupboard with recessed downlighters, fitted mirror and drawers, all concealed behind stylish gloss doors, recessed downlighters, column radiator, two double glazed windows to front.

## En-Suite Bathroom

9'9" x 8'9"

Double glazed window to rear with far reaching views, luxury White suite comprising dual ended bath with high rise period style mixer tap and shower attachment, suspended vanity unit with countertop wash hand basin and wall mounted mixer tap, separate double shower with glazed enclosure, waterfall and rinsing showers with remote start/stop, heated anti-fog mirror, granite tiled floor with pebble floor bath surround, recessed downlighters.





### Bedroom Two

18'2" x 15' max

Double glazed windows to side, fitted double wardrobe with sliding doors, period cast iron fireplace with overmantle, column radiator, lovely study snug with semi circular feature wall and velux window.

### Bedroom Three

17'8" x 9'4"

Dual aspect with double glazed windows to side and rear enjoying far reaching views, exposed beams, column radiator.

### Bathroom

Dual aspect with double glazed windows to side and rear, Luxury White suite comprising dual ended centre fill bath, separate walk in double shower with waterfall and rinsing showers, vanity unit with wash hand basin and wall mounted mixer tap, low level w.c., exposed beams, recessed downlighters, column radiator and combination heated towel rail.

### The Duck House Annexe

Located a short stroll from the farm house and suitable for a variety of uses including a studio, annexe or potential letting income source and arranged as;

### Bedroom Four

12'1" x 11'0"

Double glazed windows to front and side overlooking the gardens, oak flooring, wood panel rear wall, electric radiator.



### Bedroom Five

11'0" x 8'0"

Double glazed window to side, oak flooring, electric radiator.

### Wet Room

Fully tiled wall with contrasting tiled flooring, Mira electric shower, low level w.c., vanity wash hand basin, heated towel rail, recessed downlighters.

### Gardens

Winters Farm House standing in grounds approaching two and a half acres, which is predominantly gently sloping pasture enclosed by stock proof fencing and separated into two paddocks, to the rear of the

property there is a split level terrace enjoying stunning countryside views with retaining wall, chimenea and barbeque ideal for al-fresco entertaining, the gated driveway passes the Barn and rises to an additional parking area ideal for boat/caravan/motorhome storage.

### Barn

36'0" x 15'0"

Presently utilised as a garage and store with two sets of timber double doors to the front and a personal door, power and light. Planning permission has been granted to raise the roof of the barn and create two additional rooms above ideal for those seeking a home office/gym or studio, detailed plans are registered under reference 45/17/00025 at Sedgemoor district council.



THE DUCK HOUSE ANNEXE

GROSS INTERNAL AREA  
 FLOOR 1: 2343 sq.ft, FLOOR 2: 1174 sq.ft  
 TOTAL: 3517 sq.ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

welcome to

# Winters Farm House, Spaxton, TA5 1AH

What3Words location reference

bandstand.visitors.hampster

## £999,995

- 17th Century Farmhouse On The Edge Of The Quantocks
- Beautifully Finished To A High and Exacting Standard
- Gardens Approaching 2.5 Acres With Ample Parking
- Self Contained Annexe & Seperate Barn With Planning

Permission

EPC Rating: D

Council Tax Band: G

Tenure: Freehold



To find out more information or to arrange a viewing call

## 01643 702281

or email [Minehead@fox-and-sons.co.uk](mailto:Minehead@fox-and-sons.co.uk)

13 The Parade, Minehead, Somerset TA24 5NL

[fox-and-sons.co.uk](http://fox-and-sons.co.uk)

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

