





Kingswood

Stogumber TA4 3TP

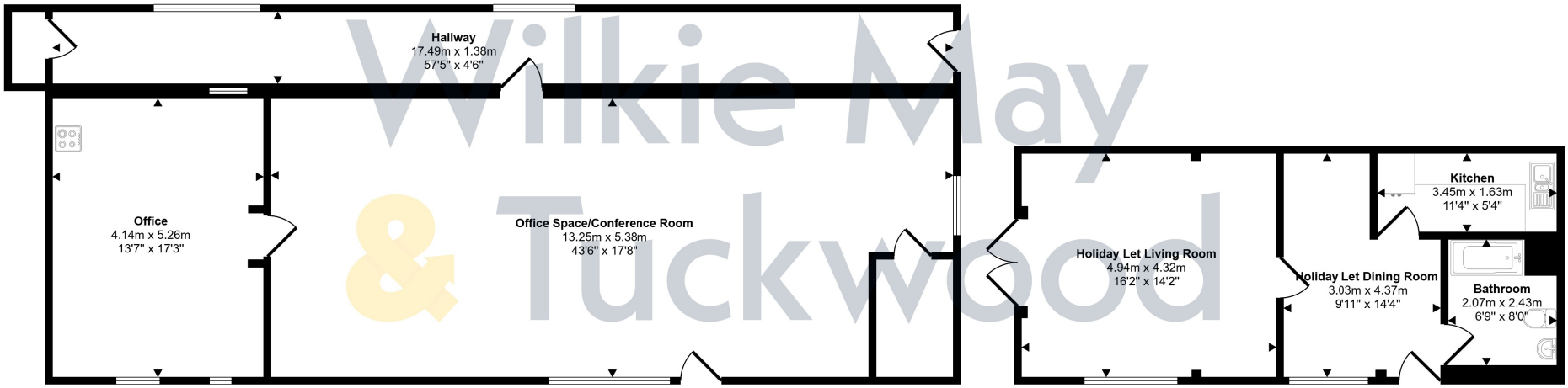
Price £685,000 Freehold

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Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
169 sq m / 1821 sq ft



Wilkie May & Tuckwood

Floorplan
Approx 124 sq m / 1333 sq ft

Annex
Approx 45 sq m / 488 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Description

Situated on the edge of the village of Stogumber - A 5 bedroom detached farmhouse, together with a self contained one bedroom cottage and two further outbuildings offering excellent work from home or rental income opportunities.

- Detached 5 Bedroom Farmhouse
- Detached 1 Bedroom Annexe/Holiday Let
- Detached Barn
- Detached Garage/Commercial Office Space
- Just Over 1 Acre In Total
- Woodburner
- Immediate Income Potential
- Adjacent To The Heritage West Somerset Steam Railway

The property comprises a detached farmhouse of impressive proportions, offering flexible five-bedroom accommodation over two floors, with scope to further convert the loft space (subject to planning permission). It also benefits from wrap-around gardens, a large detached converted barn, and a one-bedroom self-contained holiday cottage that has been successfully let on Airbnb for several years. Additionally, there is a further stone building that could be converted into more letting accommodation or used for multi-generational living.

The farmhouse is of stone construction with a slate roof and a mix of uPVC and timber-framed glazing. It benefits from oil-fired central heating, a large woodburner in the sitting room, and a feature fireplace in each bedroom. The property sits on the edge of the village of Stogumber, just a short drive from the Quantock Hills (an Area of Outstanding Natural Beauty) and the county town of Taunton. Stogumber offers a village shop and pub, and is just a few miles from the larger village of Williton, where you will find a butcher, baker, delicatessen, petrol station, and many other amenities.

The accommodation in brief comprises; solid wooden door into a large and spacious Entrance Hall; with under-stairs storage cupboard.

Snug; with double-aspect, cast iron feature fireplace.

Part-glazed door into Sitting Room; aspect to front, large inset multifuel burner with slate hearth and brick surround, and built-in cupboards concealing a further open fireplace.

Kitchen; with aspect to rear, slate floor, modern Shaker-style cream cupboards and drawers under a marble-effect rolled-edge worktop, two inset stainless steel sinks and drainers with mixer taps over, tiled splashbacks, eye-level electric double oven with four-ring electric hob and extractor hood over, cupboard housing the Grant oil-fired boiler.

Door into Utility Room; slate flooring, space and plumbing for a dishwasher, space and plumbing for a washing machine, and space for a tumble dryer.

Downstairs WC; slate flooring, low-level WC, pedestal wash basin. Conservatory; with power point, heating, a warm roof, and double doors leading to the garden.

Stairs to first floor landing; with ample space for a further staircase if desired, hatch to loft space with ladder. Bedroom; double aspect, cast iron feature fireplace, built in double wardrobe.

Family Bathroom; coloured suite comprising panelled bath, tiled surround, low level WC, pedestal wash basin, airing cupboard housing foam lagged cylinder with immersion switch.

Bedroom; with aspect to front, cast iron feature fireplace, alcove shelving, built in wardrobe.

Bedroom; aspect to rear, cast iron feature fireplace.

Bedroom; aspect to front, cast iron feature fireplace, modern built in wardrobe.

Bedroom; double aspect, cast iron feature fireplace, views to the Quantock Hills and Heritage West Somerset Steam Railway.

OUTSIDE: The property is accessed by a large farm gate with cattle grid leading to an off-road parking area with parking for several cars and a feature well. To the front of the farmhouse the gardens are laid to lawn and naturally wind around the house with established hedging and a host of fruit trees. The gardens are divided into several areas and enjoy a good degree of privacy.

Outbuilding 1; A large, converted steel framed barn that was used for many years for training. The area is carpeted with a modern suspended ceiling with loft storage above. Within the barn there is a small Kitchenette and WC with access to a further office and a rear lobby.

Outbuilding 2; A stone barn which was used as office space by our clients for many years. There is an entrance vestibule with Kitchenette and WC off, and a first floor mezzanine office space over. Sliding doors lead into the vaulted room, with doors then leading into the sizeable single storey extension.

Cottage; The cottage is of stone construction and heated by a separate oil fired central heating system and was successfully let on Airbnb by our clients, and could be again to provide an immediate income.

A glazed door leads into the Sitting Room.

Door into the Dining Room; with oak engineered flooring with Kitchen off; comprising a modern shaker style kitchen comprising a range of cream cupboards and drawers with marble effect worktop and inset sink, space for white goods, cupboard housing Grant oil fired boiler.

Bedroom with Bathroom off; comprising a white suite with panelled bath, low level WC, pedestal wash basin and airing cupboard housing modern foam lagged tank with immersion switch.

MATERIAL INFORMATION:

Council Tax Band: C

Tenure: Freehold











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