



## Kingswood

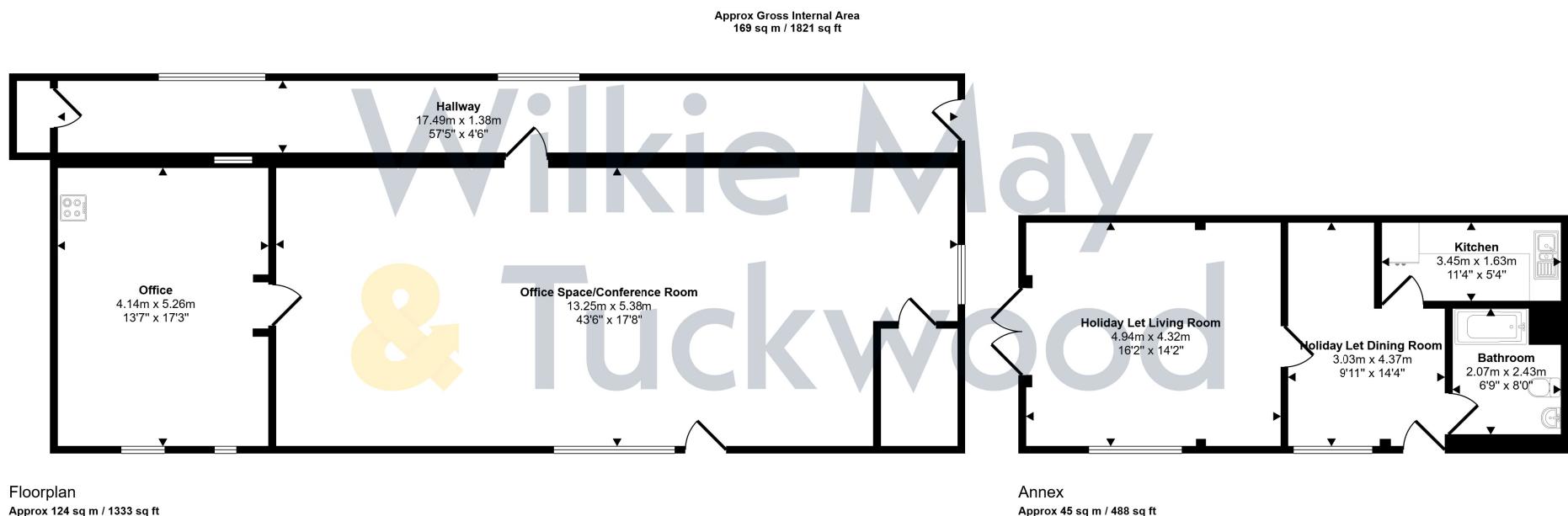
Taunton TA4 3TP

Price £795,000 Freehold

6	4	2	E EPC

# Wilkie May & Tuckwood

# Floorplan



# Description

**NO ONWARD CHAIN - 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.

Flood Risk: Surface Water: XXX Rivers and the Sea: XXX Risk Reservoirs: XXX Groundwater: XXX. We recommend you check the risks on

and xxx Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

**Broadband and mobile coverage:** We understand that there is xxxx mobile coverage. The maximum speeds are xxx Mbps download and speeds are xxx Mbps upload.

#### Property Location: Council Tax Band: C

### Local Authority:

### 1. enu're: Freehold

#### GENERAL REMARKS AND STIPULATIONS:

