



Eaves

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Stewley Farm

Ashill, Ilminster, TA19 9NL

OFFERS OVER £795,000

A handsome Grade II listed red brick farmhouse, in the hamlet of Stewley, three miles north-west of Ilminster in South Somerset. Set in over half an acre of gardens and grounds, the house sits in the most beautiful rural setting whilst having great access to the A303 and M5.

TENURE — FREEHOLD



Overview

An immaculate Grade II listed 18th century farmhouse set in gardens and grounds of over half an acre. The house, full of character and charm, has an entrance hall, sitting room, kitchen/breakfast room, dining room, study, utility, cloakroom, 4 bedrooms, 2 bathrooms, private driveway, detached double garage, landscaped gardens and an orchard.

Key Features

- GRADE II LISTED FARMHOUSE
- RURAL BUT ACCESSIBLE SETTING
- 3 RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- UTILITY AND CLOAKROOM
- 4 BEDROOMS
- 2 BATHROOMS
- DETACHED DOUBLE GARAGE
- DRIVEWAY
- BEAUTIFUL GARDENS AND ORCHARD



Immediate Area

The Hamlet of Stewley sits in the wider Parish of Ashill. The village of Ashill has a church, primary school, village hall and playing field with a tennis court. The market town of Ilminster lies just over 3 miles to the west and has a range of independent shops, a Tesco supermarket, coffee shops, pubs and a weekly market in the square.

The county town of Taunton is just 9 miles away and has a much more comprehensive range of shops, supermarkets, eateries, a county cricket ground and much more. Junction 25 of the M5 is easily accessible as is the A303 at Ilminster. Taunton also has a mainline train service to London Paddington. The World Heritage Jurassic Coast is under an hour away and offers fantastic coastal walks, water sports and sea swimming.



The House

The house, believed to date back to the mid 1700's, is built of red brick with a double Roman clay tiled roof. The house retains much of its original features including flagstone floors, two inglenook fireplaces and beautiful exposed beams. The house underwent a full restoration about 25 years ago which included the addition of an extension to the rear where the kitchen, utility and cloakroom can now be found.



Interior

Entering the house, through the front door, the entrance hall stretches from front to rear with the original flagstone floor under foot.

To the left is the sitting room with an impressive inglenook fireplace. This is a lovely square room with good ceiling height and a large window to the front with a window seat. The windows, throughout the house, are all solid wood with pretty leaded glass panes. The fireplace has a multi-fuel stove which kicks out the heat in the winter months. The floor is solid wood and compliments the exposed beam running the depth of the room. There are good-sized nooks, either side of the fireplace, one with built-in bookshelves. The fireplace itself has plenty of room to store logs and coal.



Straight across the hallway you find the dining room. Another inglenook fireplace provides the focal point but is not currently used by the owners. A window seat looks out to the garden at the front and the staircase, with cupboard under, leads up to the landing above. This room, like all the reception rooms, enjoys the best of the afternoon light coming in.

Beyond the dining room is another reception, double aspect, that is currently used as an office but would make a great play room, studio or music room. A door in the hall leads to a rear hall with a cloakroom and utility room on one side. The utility room has built in storage including a laundry cupboard, a Belfast sink and plumbing for a washing machine. The kitchen/breakfast room is on the other with a door to the outside at the end of the hall.



The kitchen/breakfast room is a cosy space with room for a sofa, table and chairs. There are numerous built-in storage units, a Rangemaster cooker with induction hob and hood over, a Rangemaster fridge/freezer, integral dishwasher and freezer, a double ceramic sink, wall hanging plate rack and views over the open countryside to the rear.

Up the stairs from the dining room you reach the landing with exposed elm floorboards and a window to the rear. The master bedroom is a good size with sisal carpet underfoot, as with the other bedrooms, and an ensuite shower room. There are a further three bedrooms that, like the master, look out to the front of the house making the most of the sun from early afternoon. Finishing off upstairs is another bathroom with a shower and square bathtub.





Outside

The gardens and orchard, totalling approximately 0.6 acres, have been lovingly created by the current owners. To the front is a pretty lawned garden, separated by a path to the front door with flower beds on either side. The front garden is separated from the driveway by hedging and is totally private. The garden wraps around the side of the house where you find a greenhouse and vegetable beds.

To the back is a patio that leads out from the hall. This is a great spot for a morning coffee next to the old well that used to service the house.

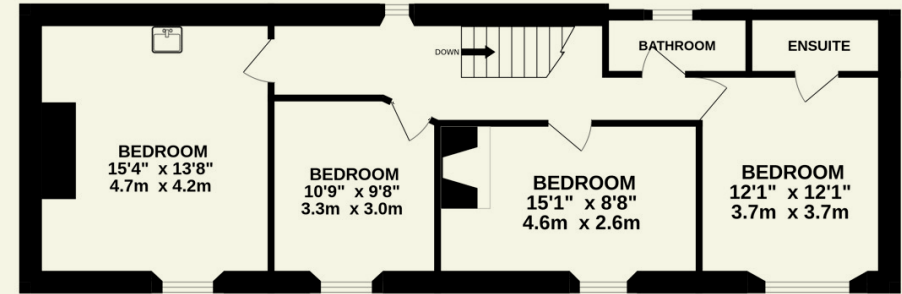


Mown pathways lead into the orchard which sits to the side of the house. The current owners have carried out much planting here over their time at the house. As well as the native apple trees there are now two varieties of cider apples, pears, wild cherries and field maple. There is a 4 bar gate, off the driveway, that leads into the orchard giving vehicle access.

To the front of the house is a gravel driveway that leads off the lane onto a parking area with space for plenty of cars. To one side is the double garage/workshop with lighting, power and both inside and outside taps.

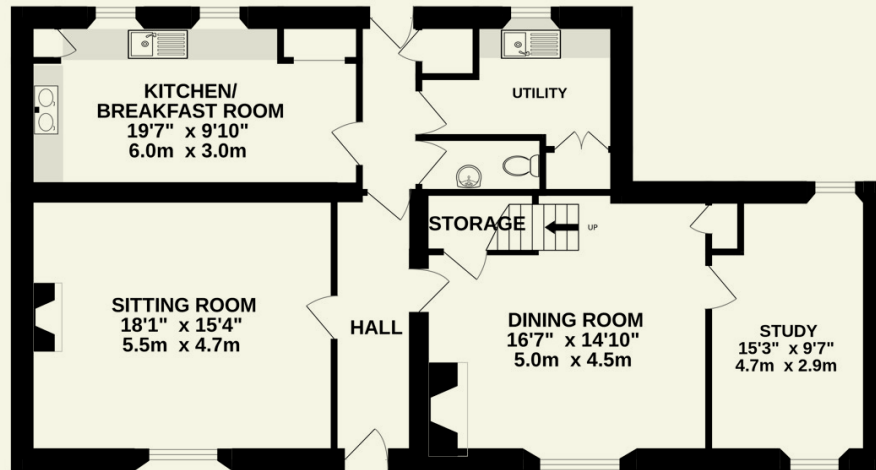
1ST FLOOR

746 SQ. FT. / 69.3 SQ.M. APPROX



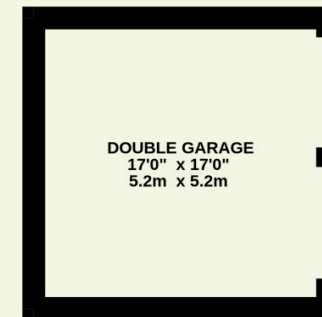
GROUND FLOOR

1098 SQ. FT. / 102 SQ.M. APPROX



DOUBLE GARAGE

285 SQ. FT. / 26.4 SQ.M. APPROX



TOTAL FLOOR AREA

2128 SQ. FT. / 197.7 SQ.M. APPROX

Floorplans



Directions

From the Southfields roundabout at Ilminster, take the A358 towards Taunton. After approximately 3 miles turn right onto Stewley Lane.

Continue along and take the next right onto Radigan Lane. The house driveway to Stewley Farm will then be on your right hand side.

WHAT3WORDS ///CUDDLED.PLAYS.GALLERIES

Services

Mains, electricity and water are connected to the house.
Oil fired central heating, private drainage.

Local Authority

Somerset Council - Band G

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01935 571049

INFO@EAVESHOUSE.COM

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