



## Kingston Farmhouse Raddington, Taunton, Somerset, TA4 2QR

Asking Price £975,000

- Beautiful, rural location
- 5 Bedrooms
- Annex potential
- 4.95 Acres
- Grade II Listed
- Devon/Somerset Border
- 3 reception rooms
- 3,600 sq ft
- Garaging
- South-Facing Views

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



# Kingston Farmhouse Raddington, Somerset TA4

A stunning Grade II Listed country house, offering 3,600 sq ft of beautifully presented, elegant accommodation, 5 acres of glorious gardens and paddock land within an idyllic and peaceful rural location on the Devon/Somerset border.



Council Tax Band: F



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## The Property

Kingston Farmhouse is a most charming Grade II Listed country house, dating from the 17th century and combining Georgian elegance with modern family living. Built of local stone under a slate roof, the property retains many fine period features including a colonnaded porch, chamfered beams, shuttered windows and original fireplaces, whilst offering beautifully presented, light-filled interiors.

The accommodation is arranged around a striking galleried reception hall with an elegant staircase. Two grand reception rooms enjoy high ceilings and generous proportions, while the kitchen/breakfast room provides a warm heart to the home, with handmade cabinetry, a central island, a two-oven AGA set within the original range fireplace and ample space for family dining. Further ground floor rooms include a study, cloakroom, pantry, spacious utility and a south-facing porch adjoining the kitchen.

Upstairs, the part-galleried landing leads to five generous bedrooms. The principal and second bedrooms benefit from stylish en suite bath/shower rooms, with three further bedrooms served by a family bathroom. A secondary staircase provides the flexibility to create a self-contained annex if desired.

## Outside

The property is approached via timber gates and a cobbled entranceway, leading to a generous parking area and a range of outbuildings, including a green oak-framed garage block with two carports, single garage, garden store and log store.

The beautifully landscaped grounds are laid out over three terraced levels with lawns including a pond, mature trees, beautifully stocked borders and complemented by further terraced lawns behind the house. Beyond lies a long fenced paddock and approximately 220 yards of mature broadleaf woodland. In all, the gardens and grounds extend to about 4.95 acres (2 hectares).

Within the grounds is the site of an old coach house, positioned near double gates that open directly onto the lane and provide independent access. This site offers excellent potential for redevelopment, whether as a studio, stable, or annex, subject to the necessary planning permissions.

## Location

Kingston Farmhouse is set in a peaceful location along a quiet country lane, surrounded by rolling hills on the Devon/Somerset border. A network of footpaths and bridleways can be found just a short distance from the property, making it ideal for walking and riding.

The property lies just 5 miles from both Bampton and Wiveliscombe, two thriving small towns providing everyday amenities including shops, schools and leisure facilities.

The larger centres of Tiverton and Taunton are each around a 30-minute drive and provide a wider selection of services. Both towns have mainline railway stations, Tiverton Parkway and Taunton with direct services to London Paddington in about two hours.

The area is particularly well served for schooling, with excellent independent options including Blundell's, Taunton School, King's and Queen's Colleges, and King's Hall Preparatory. Exeter and Bristol airports are also within easy reach.

Services: Mains electricity, private drainage, private water by way of a bore hold.

Tenure: Freehold

Council Tax: F

Local Authority: Somerset West and Taunton Council.

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## Directions

From Bampton proceed out of the village in the Taunton direction on the B3227 for approximately 2 miles, proceeding through the village of Shillingford. After Shillingford, proceed for 3.5 miles (to Petton) and take the left turning. Take the first right turning to Raddington. After half a mile (at the red post box), turn right for Chipstable. After 1 miles

**Viewings**  
Viewings by arrangement only. Call 01398 332006 to make an appointment.

## EPC Rating:

E

| 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>                            |  |                         | 74        |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  | 47                      |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |



Approximate Area = 3593 sq ft / 333.8 sq m (excludes log store)  
Garage = 180 sq ft / 16.7 sq m  
Total = 3773 sq ft / 350.5 sq m  
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Seddon Estate Agents LLP. REF: 1333563

