



The New Farmhouse



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Combe Florey, Taunton, Somerset, TA4 3JB

Bishops Lydeard 2.4 miles, Taunton Town Centre 7.8 miles

An impressive detached new house situated in an enviable position at the foot of the Quantocks with double garage, enclosed walled garden and wonderful views

- Impressive newly built house
- Finished to an exceptionally high standard
- Kitchen/breakfast and utility room
- Double garage and parking
- Council Tax band TBC
- Traditional and modern elements
- Two reception rooms
- Four bedrooms, master en-suite
- Stunning views over the Quantock Hills
- Freehold

Offers Over £700,000

SITUATION

The New Farmhouse is situated within an established courtyard of barns which served the original farmstead and is located between the popular villages of Combe Florey and West Bagborough. The house enjoys an elevated position with wonderful countryside views towards the Quantock Hills. West Bagborough is one of the more sought after villages on the southern slopes of the Quantock Hills which includes a superb village community with an ancient village church, cricket ground. It is also a short distance to the sought after village of Crowcombe. The County Town of Taunton has a good shopping centre and is the home of Somerset County Cricket Club and is also well known for it's range of independent schools. There is also a mainline railway station and easy access to the M5 motorway. The Quantock Hills are beacon topped hills with excellent walking and riding country with wonderful panoramic views

DESCRIPTION

The New Farmhouse is a marvellous new build property occupying a wonderful setting on the outskirts of the popular village of West Bagborough. Individually designed and built with a contemporary style with attractive timber clad and local stone elevations under a pitched tiled roof. The house is built to a high specification using the finest materials and has been constructed by a reputable builder, Middleton Homes Ltd, with accommodation creating an enviable feeling of warmth and space which is flooded with natural light



ACCOMMODATION

The accommodation includes double glazed front door opening through a reception hall with turning staircase leading to the first floor, downstairs cloakroom with low level wc and wash hand basin with cupboard under, oak effect flooring extends through the majority of the ground floor. The sitting centres upon a freestanding wood burning stove with slate hearth and bi-folding doors opening on to rear courtyard and window to front. A separate study has front aspect window. The open plan kitchen/dining/family room is fitted with a range of Shaker style wall and base units which include a range of integrated appliances including dishwasher, built in double oven, Belfast sink, fridge/freezer and central island unit with electric hob, exposed wooden floors, bi-folding doors to rear courtyard, door to utility room which has plumbing and space for washing machine, door to boiler cupboard.

To the first floor there is a galleried landing which provides access to the four bedrooms, the master bedroom having an en-suite and a dressing room. The second bedroom also has an en-suite and the third bedroom shares a Jack and Jill bathroom with double, tiled shower cubicle, bath, washbasin and wc.

OUTSIDE

A brick paved driveway with areas of garden to either side leads to a parking and turning area with access to the detached double garage with twin electrically operated up and over doors. There is access via either side of the house to the enclosed rear garden. A deep paved pathway leads to a patio area. The gardens are currently undeveloped, enclosed by stone walls clad with timber and enjoy a good degree of privacy.

SERVICES

Mains electricity and water. Private drainage - newly installed treatment plant. Solar panels are owned by the property. Air source heat pump underfloor heating to ground floor with radiators to first floor. Ultrafast broadband available (Ofcom), mobile signal likely available outdoors (Ofcom)

DIRECTIONS

Leave Taunton on the A358 and head towards Minehead, past the village of Bishops Lydeard, past the village of Combe Florey, proceed under the bridge of the West Somerset Steam Railway, after a short distance on the right hand side turn right into Yarde Farm, continue into the yard and the property can be identified on the left by a Stags For Sale board



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	95	100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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