



Abbotsfield Farmhouse



Abbotsfield

Wiveliscombe, Taunton, Somerset TA4 2SX

Wiveliscombe 1/2 mile, Wellington 7 miles, M5(J26) 9 Miles,
Taunton 13 miles.

A characterful 7 bedroomed Victorian farmhouse situated in an elevated position with far reaching views and Victorian stable block set in 8 Acres

- Sitting Room & Dining Room
- Kitchen/Breakfast Room
- Utility and Cloakroom
- 7 Bedrooms & 2 Bathroom
- Mature Walled Garden
- Victorian Stable Block
- Orchard and Paddock
- No Onward Chain
- Freehold
- Council Tax G

Guide Price £1,495,000

SITUATION

Wiveliscombe is known for its friendly active community with the benefit of a weekly farmers market. The town offers a good range of facilities including supermarket, public houses, vets, library, medical centre, post office and primary and secondary schools together with a community centre. There are excellent sporting facilities including a recreational ground with its heated open air swimming pool, football, rugby and tennis clubs. For a wider selection the County Town of Taunton is within 11 miles with its main line rail link to London Paddington and access to the M5 motorway. The smaller town of Wellington is within 7 miles where further shopping, recreational and scholastic facilities can be found together with additional access to the motorway.

DESCRIPTION

A characterful Victorian farmhouse situated in an elevated position with far reaching views comprising a reception hall, sitting room, dining room, kitchen, breakfast room, cloakroom and pantry. 4 Bedrooms and 2 bathrooms on the first floor and 3 further bedrooms on the second floor. Mature gardens, a walled kitchen garden, former tennis court, orchards and paddock.



ACCOMMODATION

The Gothic style entrance porch and lobby leads via glazed double doors into the reception hall with decorative floor tiles and stairs rising to the first floor. Sitting room with attractive ceiling mouldings, Minster open fireplace, parquet block floor with views from the double glazed window. Dining room with parquet flooring and large walk in storage cupboard. Cloakroom with wash hand basin and separate WC and access to utility area with plumbing and space for washing machine. Kitchen/Breakfast room is a large double aspect room with fitted base units, double drainer with Butlers sink, central island unit with storage beneath, multi oven gas fired Aga. Under stairs storage cupboard, decorative quarry tiled floor, pantry with slate cold slab and fitted shelves. Rear lobby giving access to fuel bunkers and door to the garden.

To the first floor, the spacious landing leads to all rooms, with stairs rising to the second floor. The four bedrooms on this level are double in size, with bedroom 1, 3 and 4 having storage cupboards. There are two bathrooms on this floor.

To the second floor, 3 further bedrooms are all doubles with large eaves storage cupboards and a further store room.

OUTSIDE

The property is approached via a drive with circular turning area, bordered by post and rail and park fencing which leads down to the stable block. A path leads to the front door with sheltered enclosed garden. Steps from the garden lead up to the walled kitchen garden with a range of mature shrubs and bushes. The Stable block is a fine example and is roughly C in shape. with major portion of 2 storey and divided into a garden store, passageway giving access to walled garden, loose box and former cow stall. The first floor running the length of this section, with a pigeon loft at one end. The remainder L shaped section is single storey which provides garaging and workshop. This offer's enormous potential to develop further subject to the necessary consent.

SERVICES

Mains water, electricity and gas. Private drainage system

VIEWINGS

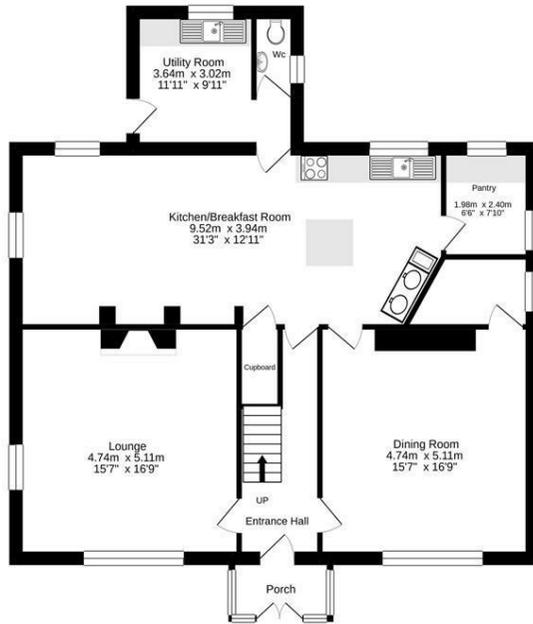
Strictly by appointment with the vendor's selling agents, Messrs Stags, Wellington Office.

DIRECTIONS

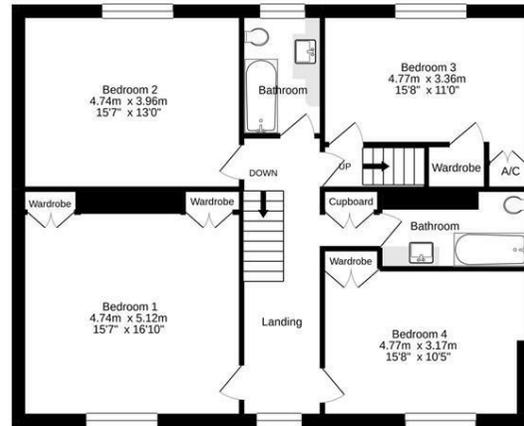
From Taunton, proceed westwards on the A358, keeping on the B3227 continue through the town of Wiveliscombe, turning right into Challick Lane. After 200 yards, the lane turns sharply to the left and the entrance to Abbotsfield Farmhouse is on the right hand side.



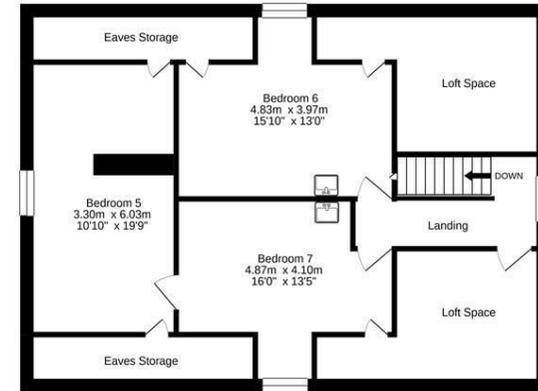
Ground floor
115.8 sq.m. (1246 sq.ft.) approx.



1st floor
101.7 sq.m. (1095 sq.ft.) approx.



2nd floor
94.4 sq.m. (1016 sq.ft.) approx.



TOTAL FLOOR AREA : 311.9 sq.m. (3357 sq.ft.) approx.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(54-68)	D		66
(39-54)	E		
(21-38)	F		
(1-20)	G	11	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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