



Burrow Farmhouse



Wellington 6 miles Taunton 13.5 miles M5 (J27)/Railway Station 4.5 miles

A wonderful semi detached Grade II Listed character farmhouse

- Five Bedrooms
- Two Bathrooms & En suite
- Dining & Living Room
- Kitchen
- Pantry & Utility
- Established Gardens
- Outbuildings
- Freehold
- Council Tax Band F
- Set In Just Under An Acre

Guide Price £630,000



SITUATION

Burrow Farmhouse is situated on the outskirts of the sought after village of Holcombe Rogus which lies close to the Somerset/Devon border. The village enjoys a public house, church and primary school. The M5 is easily accessible at Tiverton and Wellington providing great links to Cornwall to the south and Bristol and London to the north and east. There are regular rail services to London Paddington from Tiverton and Taunton.

DESCRIPTION

Burrow Farmhouse comprises an semi detached Grade II Listed farmhouse with date stone inscribed 1743, however there is evidence to suggest the property dates back considerably further. The property enjoys wonderful character features including inglenook fireplaces, oak plank and muntin screens, various beams and cruck beams.

ACCOMMODATION

Timber door to entrance porch leading to entrance lobby and access to the sitting room with beautiful oak plank and muntin screen, cross beamed ceiling, window seat and inglenook fireplace with flagstone floor and wood burner with beam over. Doorway through to hall with access to ground floor accommodation, stairway and potential annexe with its own front door, double bedroom and shower room comprising shower cubicle, wash hand basin and low level WC. The remaining ground floor accommodation comprises dining room with beamed ceiling and oak plank and muntin screen, windows and door to rear garden and large opening into the sitting room with inglenook fireplace, cross beam ceiling and window seat. The heart of the house is the farmhouse style kitchen which enjoys a southerly aspect and a fine selection of pine worktops with matching cupboards and drawers, 1.5 bowl sink and an oil fired Rayburn. Leading off the kitchen is a pantry/utility room housing the Grant boiler along with a side entrance with stable door to front, boot room and downstairs cloakroom with low level WC, Belfast sink and roof light.

The first floor benefits from a spacious landing

with exposed cruck beam together with four double bedrooms with an en suite shower room. The bedrooms are complemented by a family bathroom with modern suite comprising bath with shower attachment, low level WC and wash hand basin.

OUTSIDE

The property is approached over a concrete drive leading to a gravelled parking/turning area which is walled. To the front of the property are attractive cottage style gardens with patio and various shrubs. Beyond the parking area is a metal gate and oil tank along with a range of outbuildings including stone and slate workshop with brick and cobbled floor connected with power and light and adjoining stone, block and timber stabling with concrete floor incorporating three boxes, additional area, power, light and water. To the rear of the property is a two tiered patio area bounded by various heathers and ground foliage with steps leading up to a large lawned garden and pathway leading up to the top paddock which is naturally hedged. Veg plot, polytunnel, fruit trees and soft fruit bushes & several chicken pens.

SERVICES

Mains water and electricity. Private drainage. Oil fired central heating. This property has the benefit of superfast broadband(Ofcom), Mobile coverage likely outside with 02, Vodafone, Three & EE(Ofcom).

VIEWINGS

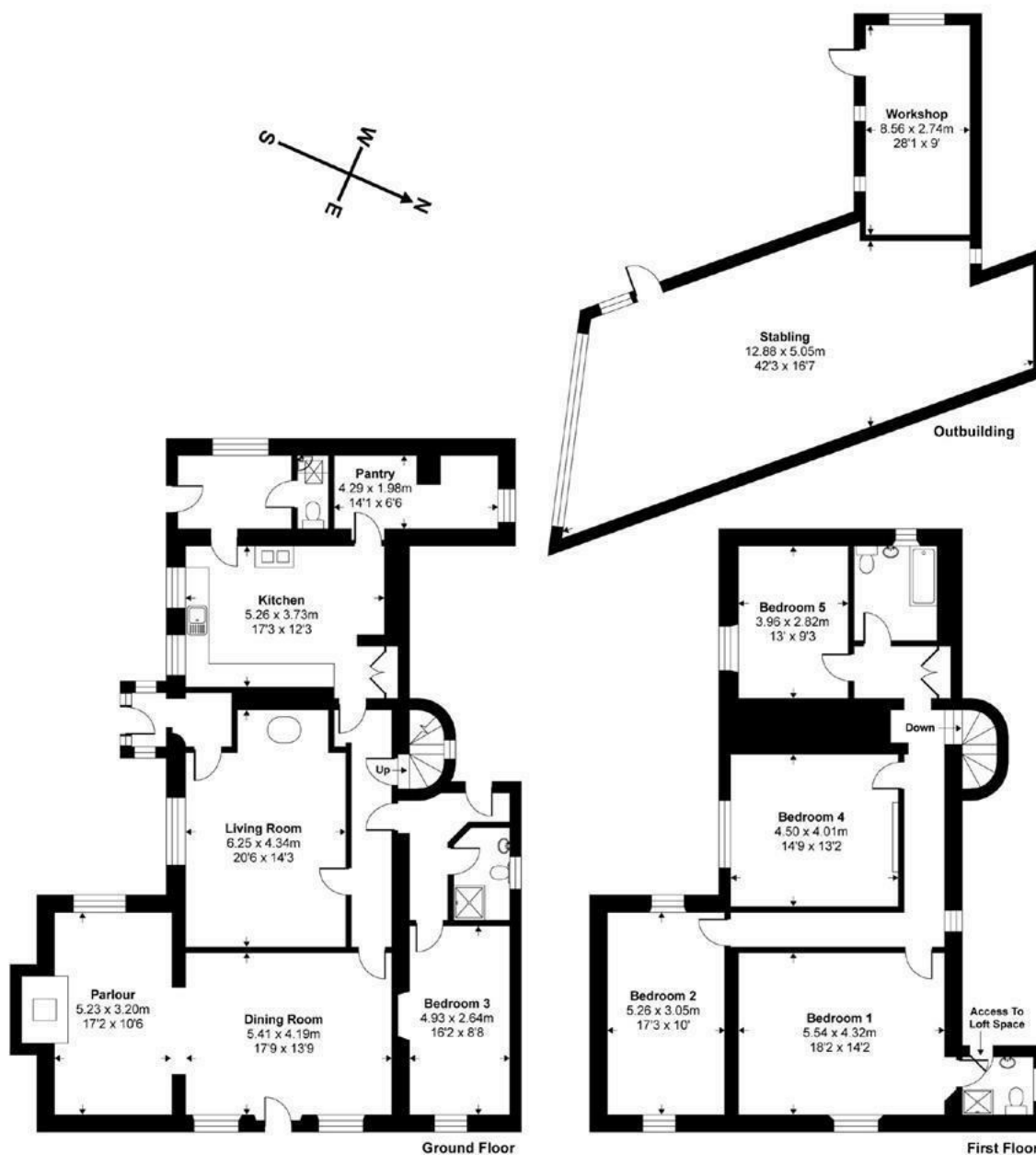
Strictly by appointment with the vendor's selling agents, Stags, Wellington Office.

DIRECTIONS

From Wellington head towards Holcombe Rogus. Pass over the canal and on the sharp left hand bend turn right following this lane for approximately a quarter of a mile then turning right, following this lane then forking left whereupon Burrow Farmhouse will be seen at the end of the drive.



Approx. Gross Internal Floor Area
257.5 Sq Metres 2772 Sq Ft (Excludes Outbuilding)



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale

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.



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