



Nowers Farm



Nowers Farm

, Wellington, Somerset TA21 9NN

Wellington 1.6 miles | Taunton 7.5 miles | M5 (j26) 3 miles

A Grade II listed Farmhouse with 5 bedrooms having been extended over a period of time sitting in a plot of approx 4 acres with outbuildings

- Character Farmhouse
- 5 Bedrooms
- Kitchen/Utility
- Barn and Outbuildings
- Freehold
- Close to Wellington
- 3 Reception Rooms
- Studio and Garden Store
- Approx 4 Acres
- Council Tax F

Guide Price £850,000

SITUATION

Nowers Farm is located on the outskirts of Wellington where an excellent range of shopping, recreational and scholastic facilities can be found. The M5 motorway is readily accessible within 1.5 miles of the property and the County Town of Taunton within 6.5 miles where an even greater selection of facilities can be found together with a main line rail link to London Paddington.

DESCRIPTION

An historic farmhouse having been extended over a period of time sitting in a plot of approx 4 acres with outbuildings, gardens and a barn with the accommodation comprising 3 reception rooms, kitchen and utility, shower room and studio, 5 bedrooms and 2 bathrooms.



ACCOMMODATION

From the covered porch, the front door leads to a cross-passage with a tiled floor, built in bookshelves and under stairs cupboard. Sitting room with stone surround and hearth with mantle over. Reception room with shelving, fireplace with mantle over. Passage to the Cloakroom with WC, shower, vanity unit with wash hand basin over. Dining room with open fireplace and wooden mantle over, stairs leading to the inner landing, larder and store. Kitchen/utility with oil fired Aga supplying heat for cooking and part hot water, range of wall and base units with work surfaces over, stainless steel double drainer sink unit. Door to the Boot room with quarry tiled flooring and stable door.

To the first floor are the bedrooms. Bedroom 1 is a double. Bathroom with pedestal wash hand basin, bath and WC with airing cupboard. Bedroom 3 with fitted wardrobe. Bedroom 4 is a through room. Due to there being 2 sets of staircases, this room could be used without having to be a passageway. Door to the rear landing with stairs down to the Dining room. Bedroom 5 is a double with built in cupboards. Bathroom 2 with bath, pedestal wash hand basin, WC and airing cupboard. Bedroom 2 is a double with ceilings into the eaves with door to the dressing room with built in wardrobes. Stairs down to the garden store.

OUTSIDE

The farmhouse sits in a plot of approximately 4 acres incorporating a paddock and arable land with woodland and an orchard along with a range of outbuildings, garage and a barn. There is a walled garden which comprises a lawn, flower beds and vegetable beds with a mix of mature trees and shrubs. A gravelled drive runs along the side of the garden to the front of the house.

SERVICES

Mains electricity and water. Private drainage. Oil fired heating.

VIEWINGS

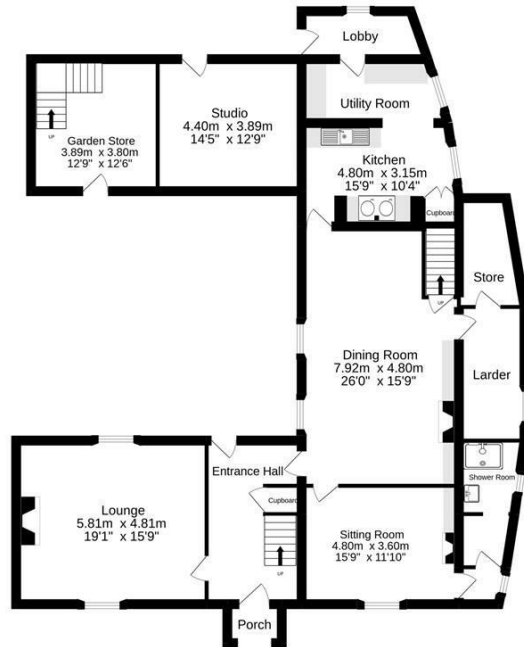
Strictly by appointment with the vendor's selling agents, Stags, Wellington Office.

DIRECTIONS

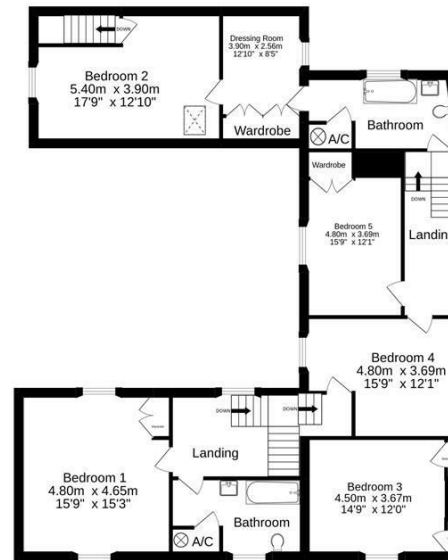
From Chelston roundabout, follow the A38 towards Wellington in an easterly direction. Follow this road for about one and a half miles passing the left hand turning to Stallards and Nowers Farm is the next entrance on the right hand side just before Popes Lane.



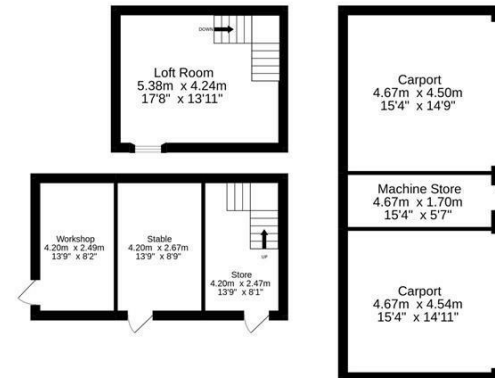
Ground floor
181.7 sq.m. (1955 sq.ft.) approx.



1st floor
145.2 sq.m. (1563 sq.ft.) approx.



Outbuildings
105.4 sq.m. (1134 sq.ft.) approx.



TOTAL FLOOR AREA : 432.2 sq.m. (4653 sq.ft.) approx.

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