



Little Brimley Farm



Little Brimley Farm

Stawley, Wellington, Somerset TA21 0HL

Wellington 6 miles | Taunton 12 miles | M5 (j26) 8.3 miles

A superb characterful farmhouse set in landscaped gardens with 5.97 Acres boasting many period features

- Envious Rural Location
- 3 Reception Rooms
- Master Bedroom
- Stables and Ménage
- Landscaped Gardens in 5.97 Acres
- Equestrian Facilities
- Bespoke Kitchen/Breakfast Room
- 4 Further Bedrooms
- Freehold
- Council Tax Band D

Guide Price £1,600,000

SITUATION

Stawley lies in a delightful rural location surrounded by open countryside, yet in an accessible position. The village of Appley is within 0.5 miles where a primary school, village store/post office and public house/restaurant can be found. Wellington town has an excellent range of shopping, recreational and scholastic facilities with easy access to the M5 motorway. The County Town of Taunton is within 14 miles of the property where a greater selection of facilities can be found together with a mainline railway link to London Paddington.

DESCRIPTION

A great opportunity to acquire this charming period farmhouse with equestrian facilities dating back in parts to the 1600's. This very special property sits in an idyllic rural location with surrounding country side and has an enviable southerly aspect overlooking manicured gardens with a stream and paddocks amounting to approximately 5.97 acres along with an American barn with stabling. The characterful farmhouse boasts many period features including traditional fireplaces and exposed beams comprising of 3 large reception rooms, an impressive kitchen/breakfast room, pantry and boot room. To the first floor lie the Master bedroom and 4 further bedrooms, one with an en-suite along with a family bathroom.



ACCOMMODATION

Little Brimley Farm is much loved family home with immense character and charm which is approached via electric gates from curved stone walling to a private driveway and well manicured gardens. Steps lead up to the large south facing terrace with access into the wide entrance hall with an impressive central staircase, tiled flooring, a cloakroom with WC and wash hand basin, boot room with storage cupboards and wash hand basin and door to the rear. Dining room with French doors to the front with oak archway into the double aspect Sitting room with feature fireplace with a wood burner on a tiled hearth and wooden beam over and French doors to the front terrace offering a spacious entertaining space. Kitchen/breakfast room is full of character with bespoke base units with granite work surfaces over, double Belfast sink, a Total Control electric Aga, integrated fridge freezer and door to the pantry with tiled flooring, wall and base units, granite work surfaces with inset sink and oven. The breakfast/dining side to the room boasts an impressive inglenook fireplace with wood burner and wooden beam over as well as French doors opening onto the south facing terrace. The inner lobby, with a large plate window to the front, leads to the second reception room with a fireplace with log burner, storage cupboard and French doors to the side.

The impressive staircase splits to provide double access to the first floor landing with under eaves storage, Velux windows and doors to all rooms. The master bedroom is a bright and spacious double aspect room with a vaulted ceiling, built in wardrobes and under eaves storage. This room features an en-suite with large shower cubicle, vanity unit with inset wash hand basin, low level WC and tiled floor. Bedroom 3 with window to the front, en-suite with shower cubicle, low level WC, vanity unit with inset wash hand basin. Bedroom 5 is a double room. Bedroom 4 is a double room with exposed beam. Bathroom with floor mounted bath, shower cubicle, vanity unit with inset wash hand basin, low level WC and window to the front. Bedroom 2 with window to the front.

OUTSIDE

All rooms enjoy stunning views over the well manicured and landscaped gardens that sit to the front of the property with a wonderful south facing sun terrace running the length of the farmhouse. The sweeping gravelled driveway and gardens are lit at night and are interspersed with mature trees and flower borders with a pretty stream running through the grounds. There is an area of lawn and woodland where trees and mature shrubs border.

The paddocks extend beyond the the gardens along with an all weather equestrian ménage. An American barn is approached by the main driveway housing 5 stables, a tack room and storage with an outside WC with the addition of solar panels. There is also a summer house making an ideal home office and 2 further storage barns.

SERVICES

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

DIRECTIONS

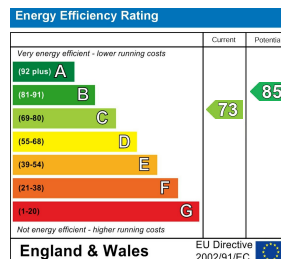
From junction 26 of the M5 motorway (Wellington) continue to the roundabout with the A38 and take the first exit signposted Exeter. Bear left at the next roundabout and continue past the Beambridge Inn on your left hand side and continue to the top of Whiteball Hill. At the top of the hill turn right signposted Greenham, Appley and Ashbrittle and Westleigh Quarry. Continue on this road passing through Greenham taking the right hand turning at Appley Cross. Continue along this road, passing The Globe Inn and the cottages on the left. After a short distance, Little Brimley Farm will be seen on the right hand side.





TOTAL FLOOR AREA : 465.4 sq.m. (5010 sq.ft.) approx.

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