

STAGS

Winstitchen Farm

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Simonsbath, Minehead, TA24 7JT

Simonsbath 1 mile Exford 5 miles South Molton 12 miles

- 4 bedroom farmhouse
- 2 bedroom cottage
- Stables
- Gardens
- Established holiday letting business
- Wonderful panoramic views
- Extensive outriding
- 5.97 acres

Guide price £750,000

SITUATION

Winstitchen Farm is in a wonderful position in the very heart of Exmoor with one of the finest views across the moor. Offering complete privacy at the end of a tarmac drive, lined with Beech trees, the house, cottage and stables are set around a central square yard.

The village of Simonsbath, 1 mile away is perfectly positioned to take advantage of the many rural activities for which the area is so well renowned. Set in the splendour of the Barle Valley, Simonsbath lies in the heart of the Exmoor National Park and has a hotel, a Public House, and the parish church of St Lukes, which presides over the largest Parish in Somerset. Exford, some 5 miles away, is a thriving village with two hotels, general store with post office, church, village hall and primary school. The busy market town of South Molton, 11 miles south west of Simonsbath, offers an excellent range of day to day amenities including schooling up to secondary level, a wide variety of shops, banking facilities, churches, livestock markets and pannier markets on Thursdays and Saturdays.

The property is accessible from the North Devon Link road which joins the M5 at J27. Also adjacent to J27 is Tiverton Parkway mainline station.

Winstitchen is ideally situated to take advantage of all country pursuits, including riding and walking in the valleys and on the open expanses of Exmoor. The coast to the north is within easy reach and provides a wealth of water sports such as sailing and surfing.

DESCRIPTION

Approached through a five bar gate, the farmhouse, cottage and stables create an attractive courtyard with a central circular lawn. The farmstead originally formed part of the Knight Estate and is thought to date back to 1840. The farmhouse has been renovated and now includes an impressive



An outstanding location in the heart of Exmoor for this 4 bedroom substantial farmhouse, 2 bedroom cottage, stables and paddocks.





drawing room, a large farmhouse kitchen/breakfast room and four double bedrooms all with en-suite bath/shower rooms. The current owners let the farmhouse as a self-contained holiday unit and together with the adjacent cottage and extensive range of stables provide a significant income.

ACCOMMODATION

THE FARMHOUSE

The covered front door entrance opens into a large reception hall with a guest cloakroom and the staircase to the first floor. The drawing room is a large room incorporating a feature fireplace with wood burner, French doors opening on to the garden and lovely views towards the moor. The kitchen is fitted with a comprehensive range of handmade maple units with oak surfaces, double Belfast sink, a two oven Aga and plenty of room for a large table. Off the kitchen is a larder, a utility room and a large boot room with a sink unit. Leading off the drawing room is a ground floor double bedroom with en-suite shower room.

Upstairs there are three exceptionally large double bedrooms, all with en-suite bath or shower rooms and wonderful moorland views.

THE COTTAGE

A separate access leads to the cottage entrance which has a large lawned area and a patio. The open plan kitchen/sitting room has an exposed stone wall with a fireplace inset wood burner, a range of limed oak units and space for a table. There are two double bedrooms overlooking the front courtyard and a bathroom fitted with bath and shower over, wash hand basin and WC.

OUTSIDE

From the entrance track the driveway sweeps into the courtyard through a lawned area to ample gravelled parking with a central circular lawn. On the west side of the courtyard is a range of loose boxes all of a similar size 12' x 12' with stable doors to the yard and a covered passageway to the rear of the stables. Adjoining the stables are further large loose boxes and a large tack room with storage area. To the front of the main house is an enclosed large garden mainly laid to lawn. The land lies to the south and west of the house and is divided into three enclosures. In total 5.97 Acres.

VIEWING

Strictly by appointment with the agents please, Stags Dulverton Office
Tel:01398 323174 or email dulverton@stags.co.uk.

DIRECTIONS

From Dulverton take the B3223 across Winsford Hill. After about 11 miles on reaching White Cross T-junction turn left onto the B3224. Continue along this road for approximately 4 miles, and shortly after passing a left hand bend and then a right hand bend, the drive to Winstitchen will be found on the left hand side. The farmhouse will be found at the end of the drive.

SERVICES

Mains electricity, private water and drainage, oil fired central heating, broadband available.

MAP REFERENCE

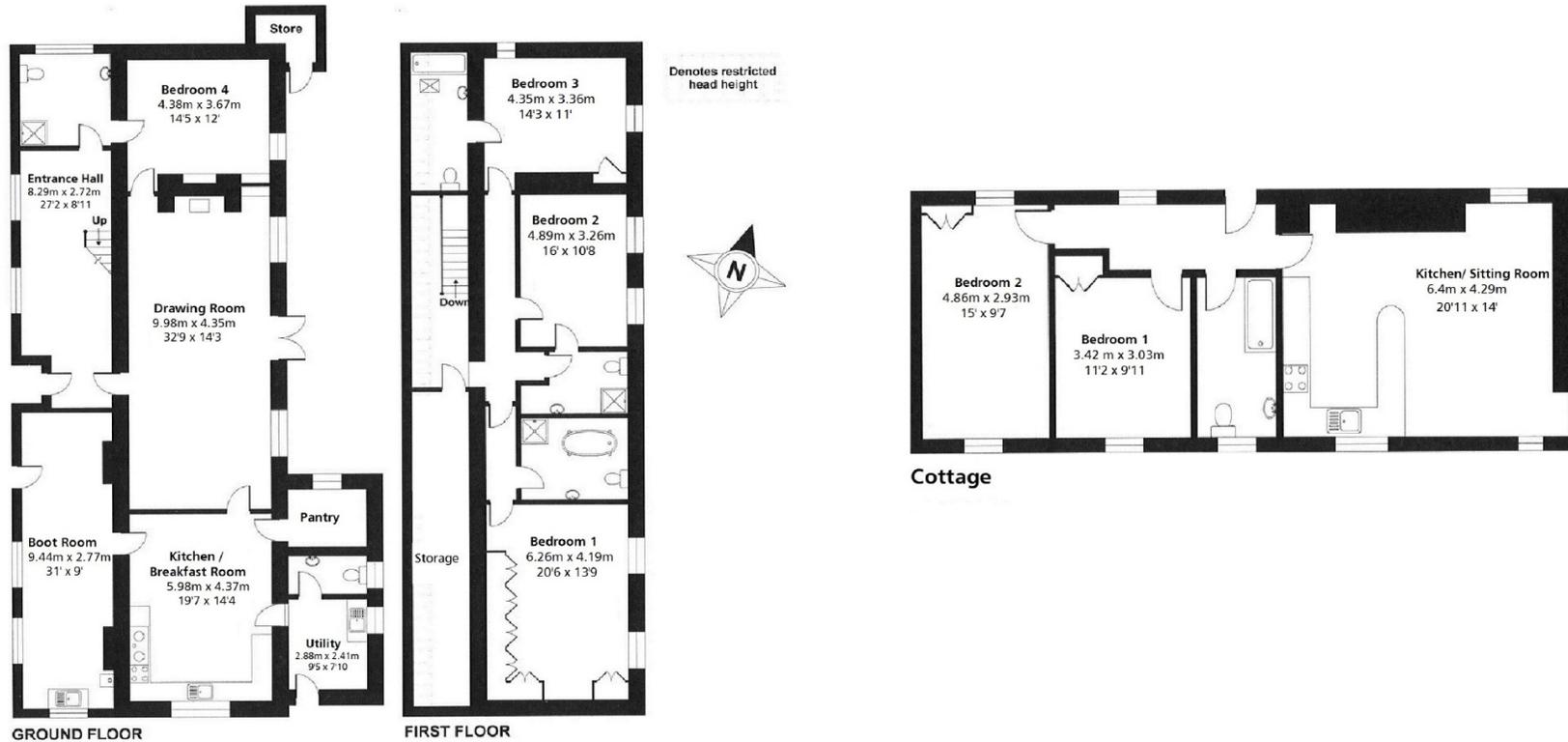
SS784388

COUNCIL TAX

Farmhouse: Band G (2015/2016)
The Cottage: Band A (2015/2016)



APPROX. GROSS INTERNAL FLOOR AREA 3921 SQ FT 364.2 SQ METRES
(EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES ANNEXE)



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

These particulars are a guide only and should not be relied upon for any purpose.



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Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
35-48	F	29	
1-34	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	