



The Old Parsonage
Farm

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Huish Champflower, Taunton, TA4 2EW

Wiveliscombe 4 miles Wellington 11 miles Taunton 15 miles

- Detached 5 Bedroom Farmhouse
- Superb Kitchen/Living Room
- 4 Reception Rooms
- Solar Water Heating
- Photo Voltaic Panels For Electricity
- High Standards Of Insulation
- Extensive Gardens And Grounds
- About 19 Acres

Guide price £795,000

LOCATION

Huish Champflower is a small village with its own church and village hall, about four miles from Wiveliscombe. The former market town of Wiveliscombe has many shops and amenities including post office, doctor's surgery, vets, library, public houses, churches, community office and restaurants. There is a primary and secondary school with an excellent recent OFSTED report and further education colleges in Taunton. The recreation ground has tennis, football, cricket and rugby clubs, a gym and an open air heated swimming pool. There is public transport to many surrounding areas including Taunton, 11 miles distant, which also has excellent road (M5) and main line railway links. The beautiful surrounding countryside is easily accessible leading to the Brendon Hills, Quantocks and Exmoor National Park.

DESCRIPTION

The original farmhouse of a much larger Somerset hill farm is now contained within a substantially extended and improved building with major works carried out in the 1970s and a programme of modernisation and reconfiguration carried out in the 2000s and 2010s.

The property sits within its own 18.9 acres of land, including a six acre new wood with a summerhouse. The house has its own private tree/shrub-lined driveway. The land has been organically farmed for 50 years.



Spacious farmhouse offering contemporary accommodation, set in 19 acres, with views towards Dorset and The Quantocks





The property nestles below the brow of the hill and is naturally protected from most winds. To the east/south the view stretches 40+ miles and to the north/east the Quantocks are visible and to the south west the Blackdowns appear.

All windows are double glazed in the original style and made of Iroko wood and K-glass, substantial insulation was laid in the loft, cavity wall insulation was inserted where possible and all other walls were dry-lined and insulated, the ground floor is entirely insulated and electric under-floor heated, two air-source heaters circulate warm air, solar PV panels provide electricity, solar thermal heating heats the water as does the wood burning stove. The modern conservatories wrap round parts of the south and west faces, providing additional solar gain. The kitchen benefits from an electric programmable Aga cooker with three ovens, plus an electric Aga four ring cooker with a double oven.

The practical accommodation allows plenty of room for families to enjoy this property to the full, three wood burning stoves and two conservatories add to the contemporary feel. The views from all rooms, particularly at first floor level, are simply stunning towards The Vale of Taunton Deane and Dorset and to The Quantocks.

OUTSIDE

There is extensive parking plus quadruple garage footing. The lawn at the rear is raised with a haha and is large enough for marquees etc. There is a spring fed pond and the lower garden stretches down to the driveway with an orchard area. In total there are 19 acres. The ground is split into two fields, one to the rear and one to the front with additional woodland which was replanted approximately 20 years ago.

SERVICES

Mains water and electricity. Private shared water. Private drainage. Air-source heating system.

VIEWING

Strictly by prior appointment through the agents, Stags, on 01823 662822.

DIRECTIONS

From Wiveliscombe, proceed out through Langley Marsh and over Maundown, down through Washbottle Mill and up into Huish Champflower. Proceed through Huish Champflower and then take the left hand turn at the foot of Scotts Hill into Rectory Lane. Follow this road up right to the top (one sharp hairpin bend) and Old Parsonage Farm will be found on the left hand side where there is a nameplate and bench.





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



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Energy Efficiency Rating		Current	Potential
250-300	A		
201-249	B		
152-199	C		
103-151	D		
54-101	E		
5-53	F	40	51
0-4	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

