



STAGS

Mount Fancy Farm

Mount Fancy Farm

Staple Fitzpaine, Taunton, TA3 5SH

Taunton 6 Miles.

- Fantastic opportunity
- Detached period house
- Five bedrooms
- Three reception rooms
- Substantial range of barns
- In need of improvement/modernisation
- Approx 35.18 acres
- Direct access to the Herepath

Guide price £750,000

Situation

Mount Fancy Farm is situated in an enviable rural location surrounded by open farmland and can be found at the end of a long council maintained track. The farmhouse is in a picturesque position but is by no means isolated being just one mile from Staple Fitzpaine. This popular village is a wonderful community and includes a gastro pub and ancient Church. The village is within 6 miles of the centre of Taunton, which offers an excellent range of day to day amenities including schools in the state and private sector. There is a mainline railway station and access to the M5 Motorway via Junction 25. The area provides endless opportunities for walking and riding with the recently opened Herepath, which opens up the Taunton Deane and the Blackdown Hills, an Area of Outstanding Natural Beauty. The Herepath can be accessed directly from the property.

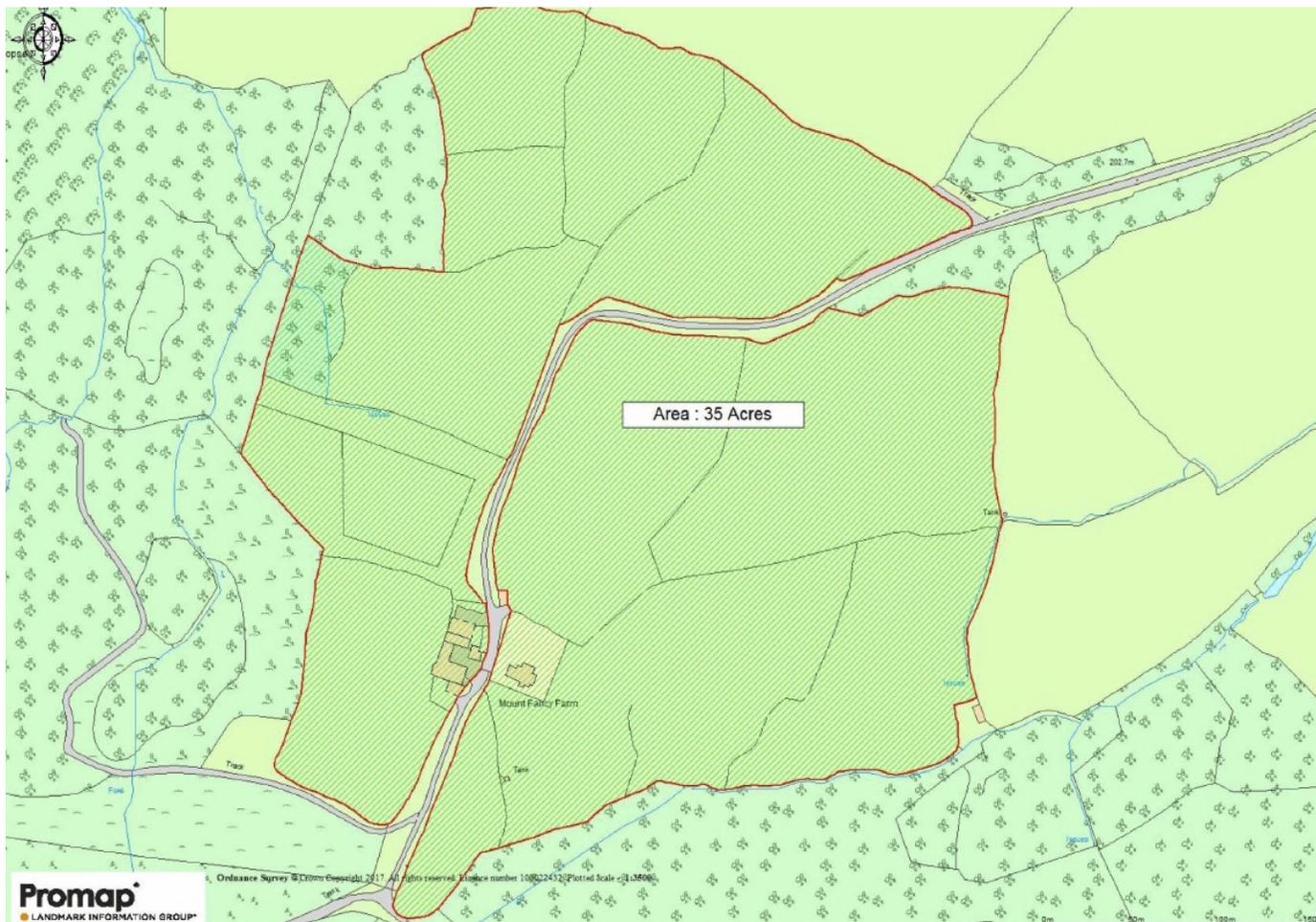
Description

Mount Fancy Farm is a wonderful smallholding situated in an enviable location high on Staple Hill with uninterrupted views across the Vale of Taunton. The farmhouse is of a considerable age and character with attractive stone and rendered elevations under a pitch tiled roof. It is now in need of modernisation but offers endless potential to



A wonderful small holding with a traditional farmhouse in need of modernisation, courtyards of barns and approx 35 acres.





improve or extend subject to necessary planning consent.

Accommodation

The accommodation is arranged over two floors and includes an entrance porch leading through to a breakfast room with a window to side. A further door leads through to the living room with a door to inner lobby leading through to the dining room with recess fireplace, inset Range, built in cupboard to one side and window overlooking the rear garden. A door leads through to the main hallway with stairs to first floor. There is a door through to the kitchen with a range of units, sink, built in cupboards and window to side. The ground floor bathroom has a fitted suite and a separate WC. From the hallway a door leads through to the sitting room, which has dual aspect windows and an open fireplace. On the first floor there is a galleried landing with five good sized bedrooms.

Outside

The main house is set within its own gardens and is enclosed by stone walling from the track. The gardens are laid to lawn and include a number of specimen trees and beyond the house is a traditional stone wagon barn, which also has further potential subject to necessary consents. On the opposite side of the track is a substantial courtyard of barns of a traditional stone construction under a pitch tiled roof. They form a range of stables, stores, workshops and include a modern open barn at the front.

Land

The land is arranged in various small enclosures and is predominantly laid to pasture, enclosed by a mix of traditional hedgerow boundaries and stock proof fencing.

Services

Private water, private drainage and oil fired central heating.

Directions

From Taunton take the B3170 towards Corfe and after passing the motorway bridge turn left sign posted to Staple Fitzpaine. Proceed along this road, into the village of Staple Fitzpaine and continue through the village passing the Church on your right. After a short distance Parsonage Lane can be identified on the right hand side. Proceed to the very end of Parsonage Lane and you will come to Mount Fancy Farm at the top of the hill.

