



Little Brimley Farm







Little Brimley Farm, Appley

Stawley, Wellington, Somerset, TA21 0HL

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

Characterful south facing farmhouse set in landscaped gardens with fantastic equestrian facilities in just under 6 acres.

- Edge of rural hamlet
- 3 reception rooms
- 5 double bedrooms (2 en suite)
- American barn
- Freehold
- Extended 17th century house
- Bespoke kitchen/breakfast room
- Stunning landscaped gardens
- 45 x 25 m manège and paddocks
- Council Tax Band F

Guide Price £1,300,000

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SITUATION

The property is situated on the edge of the wonderful rural hamlet of hamlet of Appley, within walking distance of the Globe Inn Public House and a little further on is the popular primary school. Wellington is within 5 miles and offers a good range of day to day facilities along with the popular Wellington School. The property is equidistance between three of the top schools along the Devon/Somerset border, with an array of wonderful walks and bridleways within the vicinity.

The county town of Taunton and the cathedral city of Exeter are both within an easy drive and offer a greater range of shops, amenities, sixth form Colleges and Exeter University. The M5 motorway is easily accessible at junctions 26 and 27 and mainline rail stations at Tiverton Parkway and Taunton having regular services to London Paddington.

DESCRIPTION

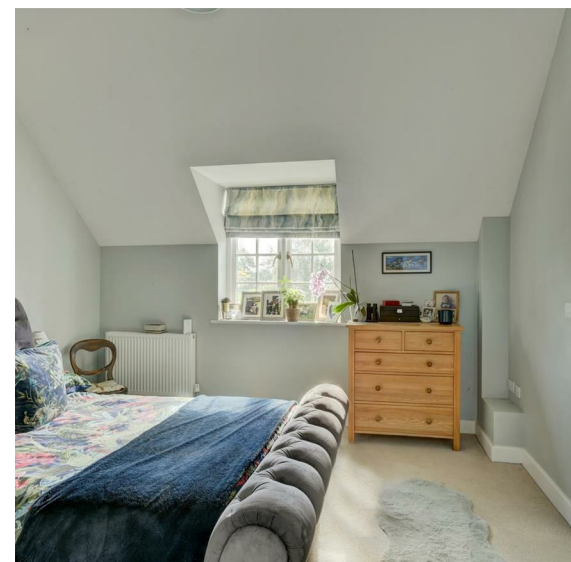
This delightful period stone farmhouse, thought to date in part from the 17th century and significantly extended with rendered elevations and enhanced by subsequent owners, occupies an idyllic rural setting with a desirable southerly aspect.

The property enjoys beautifully landscaped gardens, a stream, mature trees, paddocks and outstanding equestrian facilities extending to approximately 5.97 acres.

ACCOMMODATION

This charming and beautifully presented family farmhouse, combines immense character with generous living accommodation and quality fittings including the timber double glazed windows.

At its heart is a superb kitchen/breakfast room featuring bespoke cabinetry, granite worktops, a total control electric Aga and an impressive inglenook fireplace with wood burner, creating a wonderful space for everyday family life and entertaining. The property offers three versatile reception rooms, including an elegant double aspect sitting room with feature fireplace, wood burner and French doors opening onto the extensive sun terrace. A practical boot room, pantry and cloakroom further enhance the ground floor accommodation.





The first floor provides five bedrooms and three bath/shower rooms, including a bright and spacious principal bedroom with vaulted ceiling, fitted wardrobes and en-suite shower room. The remaining bedrooms are well proportioned and enjoy attractive views across the gardens and surrounding countryside.

SOUTH FACING TERRACE

A particular feature of the farmhouse is the beautifully landscaped south facing gardens and the superb terrace extending along the front of the house, providing an ideal setting for outdoor dining, entertaining and taking full advantage of the property's peaceful rural setting. Underneath part is a large secure store.

GARDENS

Approached via electric gates from curved stone walling to a private sweeping driveway and wonderfully landscaped gardens, there is lots of room for parking. The grounds are interspersed with mature trees and flower borders with a pretty stream running through the grounds. There is several areas of lawn running down to some woodland to the East.

There is also a large summer house making an ideal home office and 2 further storage barns.

EQUESTRIAN FACILITIES

The paddocks are sheltered by mature hedges and tree lined boundaries extending beyond the gardens along with a large yard, impressive and adaptable American barn housing 5 stables, a tack room and storage with an outside WC with the addition of solar panels. To the rear a track leads out to the fields and up to the 25 x 45 m manège with quality silica and rubber surface.

SERVICES

Mains water and electricity. PV panels. Private drainage (treatment plant). Oil fired central heating. Standard broadband connected, (Starlink recommended), mobile single good outdoors with O2 and Three, variable with Vodafone and EE (Ofcom).

DIRECTIONS

From the A38, Wellington to Tiverton road, follow the signs to Greenham and Appley, continue on this road passing through Greenham turning right at Appley Cross. Pass The Globe Inn and the cottages on the left, then after a short distance in the dip, the gates to Little Brimley Farm will be on the right.

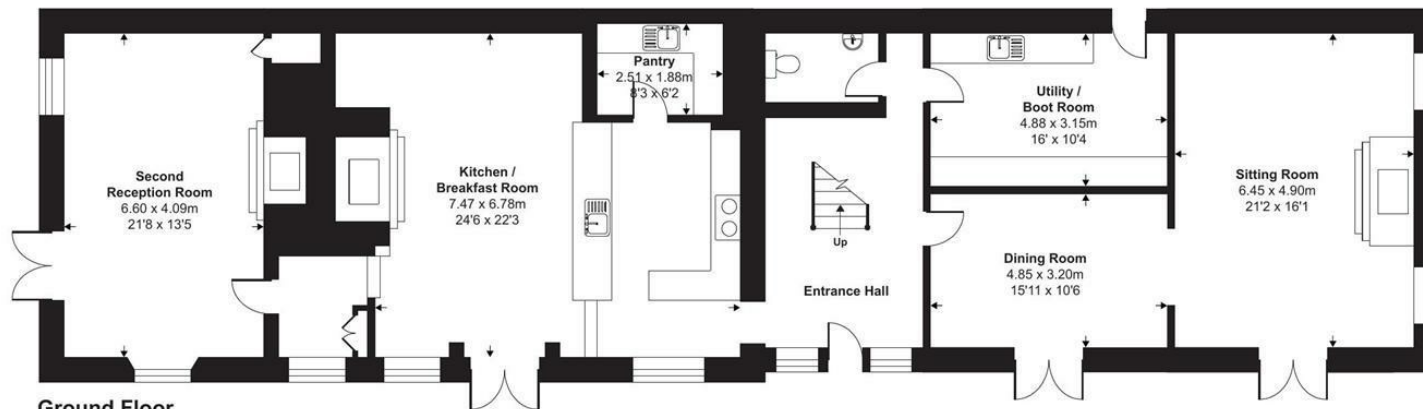


Approximate Area = 3510 sq ft / 326.1 sq m
 Limited Use Area(s) = 517 sq ft / 48 sq m
 Total = 4027 sq ft / 374.1 sq m

For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1525698

Denotes restricted head height



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



