

STAGS

1 Smiths Farm,

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Fivehead, Taunton, Somerset TA3 6QX

Taunton Town Centre 9 miles, Ilminster 6.5 miles

A charming Victorian style farmhouse set in approximately 3.25 acres with extensive outbuildings and stabling - ideal as a smallholding or equestrian

- Charming Victorian style farmhouse
- Land extending to 3.25 acres
- Kitchen/dining room
- Conservatory and boot room
- Council Tax band E
- Outbuildings, barn and stables
- Three reception rooms
- Three bedrooms, two bathrooms
- Gardens and extensive parking
- Freehold

Guide Price £900,000

SITUATION

Situated on the northern edge of Fivehead village, this property offers a true escape from busy roads while remaining conveniently placed with Langport – 5 miles (supermarket, schools, shops), Taunton – 10 miles (mainline rail, M5 access)

The area is well-served by schools including Curry Mallet Primary and Huish Episcopi Academy (with sixth form). Fivehead itself has a parish church, chapel coffee shop, garage, village pub/restaurant, One Stop shop and village hall.

DESCRIPTION

This charming Victorian style farmhouse blends traditional character with modern living, offering plenty of space for family life. The property has been sympathetically remodelled over time, providing a practical yet stylish layout. This spacious former farmhouse has three double bedrooms, three reception rooms, a large conservatory with, outside, extensive outbuildings, pasture land and gardens extending to approximately 3.25 acres.







ACCOMMODATION

The storm porch leads into a welcoming entrance hall with ceramic tiled flooring. To one side is a generously sized downstairs shower room with heritage-style suite and chrome towel radiator. At the heart of the home is the open-plan kitchen, dining and family area, flooded with plenty of natural light from windows and French doors overlooking the garden, and fitted with contemporary units, granite-effect worktops, an oil-fired AGA for that farmhouse feel, plus an integrated electric hob and oven.

The flexible layout also includes a step-up reception room – ideal as a formal dining space, playroom, or snug, an inner hall with understairs storage cupboards for coats and boots, and oil-fired central heating boiler and two further reception rooms with feature fireplaces, one with a woodburning stove, leading to a spacious Amdega conservatory with decorative tiled floor and patio doors overlooking the lawned gardens.

Upstairs, a galleried landing leads to three generous double bedrooms, two with original Victorian fireplaces, and a family bathroom with shower-over-bath and airing cupboard.

There is also potential to extend at the rear (subject to planning consent).

OUTSIDE

Approached via a sweeping tarmac drive with duck pond and open field views, the property enjoys a truly tranquil setting. The driveway gates open onto a substantial parking & turning space with a stone barn (ripe for conversion, STPP - see Agent's Note below), a modern open-fronted barn / double car port, additional barns & stables including three loose boxes.

Gates lead to a 2.5-acre paddock, ideal for horses or livestock, and to the mature gardens surrounding the farmhouse.

The gardens are mainly laid to lawn with hedgerows, mature trees, a Magnolia, and a timber arbour with honeysuckle and vine and are fully fenced and dog proof. A flagstone patio makes the perfect spot for outdoor entertaining.

SERVICES

Mains electricity and water. Private drainage - sewage treatment plant which complies with regulations. Oil fired central heating. Standard broadband available (Ofcom), the vendors inform us that the installation of fibre broadband is due to take place in the spring. Mobile signal good outdoors with 3, variable with other providers (Ofcom). Please note the agents have not inspected or tested the services.

CCTV is installed with 7 cameras covering the whole property, including the interior of the stables.

DIRECTIONS

Heading out of Taunton on the A358 towards Ilminster, on reaching Thornfalcon traffic lights on the dual carriageway on the brow of the hill turn left onto the A378 towards Langport. Just before reaching the village of Fivehead as you go down the hill take the turning left opposite Gange's Hill and Smiths Farm is the first turning to the left down a long tarmac drive, follow the drive to the duck pond and keep right around the duck pond and Smiths farm is directly in front of you.

AGENT'S NOTES

A covenant restricts the first barn (outside main yard) to storage use only. A public footpath borders the fence line along the initial driveway section before the entrance gates to the property.

The vendors inform us that pre planning approval is in place for conversion of the barn nearest the house to annexe accommodation and also for construction of a 20m X 40m outdoor arena.





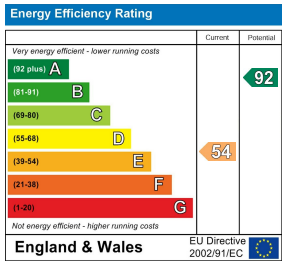


IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.





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