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**FINE & COUNTRY**  
Homes from Webbers

Burts Farmhouse  
Tolland | Lydeard St Lawrence | Somerset  
GUIDE PRICE: £1,100,000



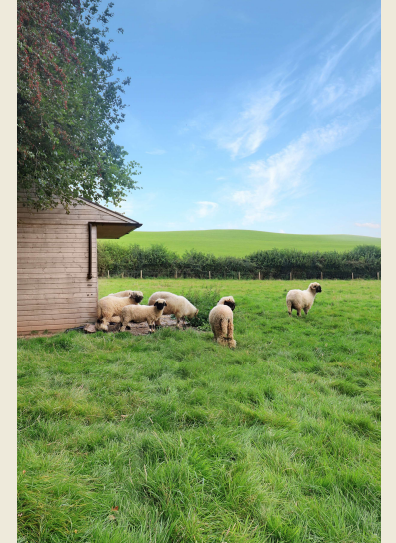
# Burts Farmhouse, Tolland, Lydeard St Lawrence, Taunton, Somerset, TA4 3PW

Period farmhouse with 4.49 acres of gardens and pasture, garden office/studio, double garage and versatile barn, four bedrooms, four receptions, quiet location with lovely views.

- Detached Country House
- Four Reception Rooms
- Kitchen/Diner & Boot Room
- Four Double Bedrooms
- Ensuite Shower & Bathroom
- Detached Studio/Home Office
- Double Garage & Gated Drive
- 4.49 Acres/Garden & Pasture
- Versatile Agricultural Barn









## The Property

Webbers and Fine & Country of Wiveliscombe are delighted to offer for sale this beautifully presented period farmhouse with superb gardens and additional attached land.

Burts Farmhouse (formerly Jays Farm) originally dates back to the 17th century and was substantially extended in the late 19th/early 20th century.

The perfectly formed accommodation offers a practical boot room, ground floor cloakroom and a dual aspect well-equipped, sociable kitchen/dining room with granite worktops. There is a dual aspect drawing room with French doors to the south facing terrace, and a magnificent living room with fireplaces either end and a log burner. The garden room takes in the beautifully landscaped gardens and also benefits from a second log burner. There is a study on the ground floor.

A wide landing leads to bedroom one with its own ensuite shower

room and lovely views towards the Brendon Hills. Three further double bedrooms (one with dressing area) are served by the luxury family bathroom.

There is an oil-fired central heating system and the property is decorated superbly throughout.

## Outside

There are two gates to the gravelled drive with easy access to the double garage. The gardens have been landscaped and maintained to extremely high standard and there is level access to the garden office/studio with power and light and a southerly aspect and its own secret garden.

To the side of the garden, there is a private lane giving access to the large agricultural barn ideal for stock, machinery or trailers.

The land comprises three stock proof paddocks gently sloping with field shelters.









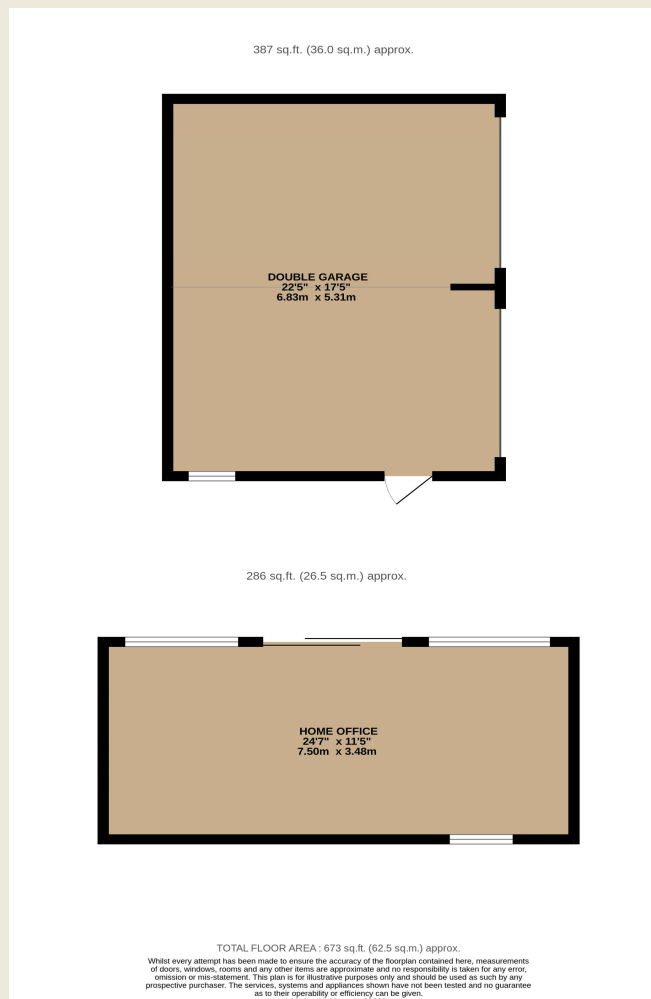
## Location

The property is situated in the small hamlet of Tolland in Taunton Deane but close to the Brendon Hills and Exmoor. The former market town of Wiveliscombe is approximately four miles south and there is access from here to the A358 to Bishops Lydeard and into Taunton. Wiveliscombe has many shops and amenities including post office, doctors' surgery, vets, library, public houses, churches, community office and restaurants. There is a primary and secondary school with recent good OFSTED reports 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.

## Directions

Directions: From our office in Wiveliscombe, proceed out of Wiveliscombe through Ford on the B3188. Proceed through Pitsford Hill and pass the turning to Brompton Ralph on your left and you will find Tolland signposted on the right hand side. Drive through Tolland and then take the left hand turn onto East Town Lane and the property will be found on the right hand side.

What3words: Using What3words Smart Phone App. For those who already use this Geolocation App device for your smartphone – Type in the following three words: nail.mailers.nooks.



## Services

Mains electricity and water are connected. Oil fired central heating system and private drainage.

Tenure: Freehold

Council Tax Band: F

Local Authority: Somerset West & Taunton Council

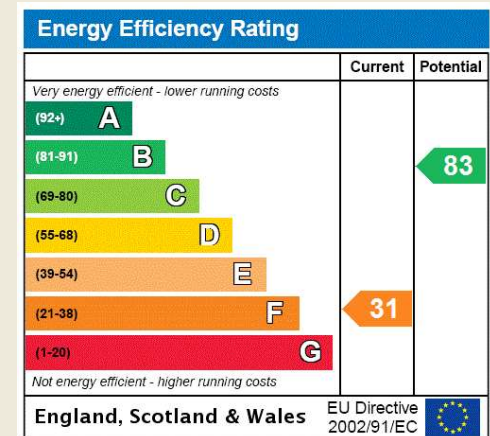
## OPENING TIMES

### OFFICE HOURS

Monday-Friday 9.00 am - 5.00 pm  
Saturday 9.00 am - 1.00 pm

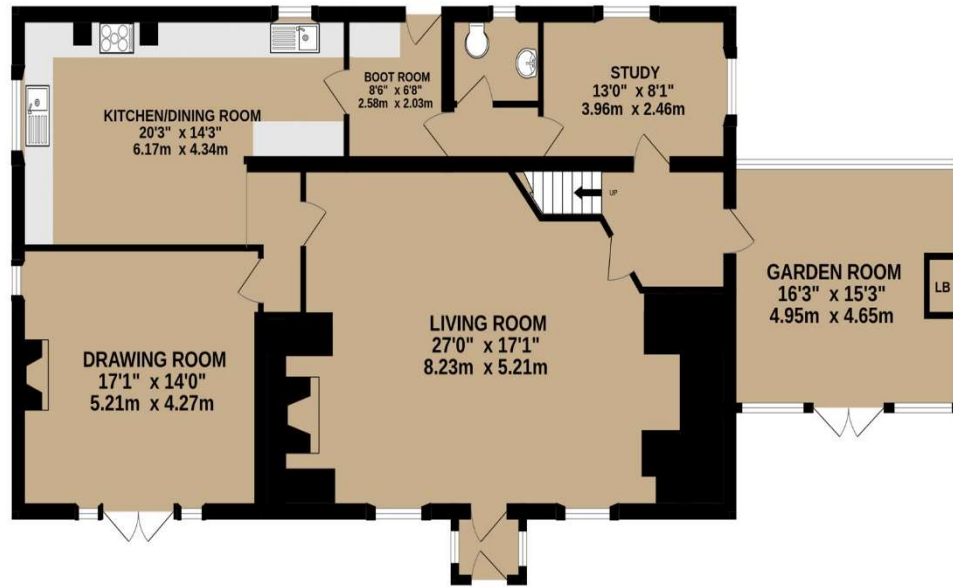
**Our customer care centre is open**  
**Monday-Friday 8am - 8pm**  
**Saturday 8am – 4pm**  
**Sunday 10am to 4pm**

### Energy Performance Certificate

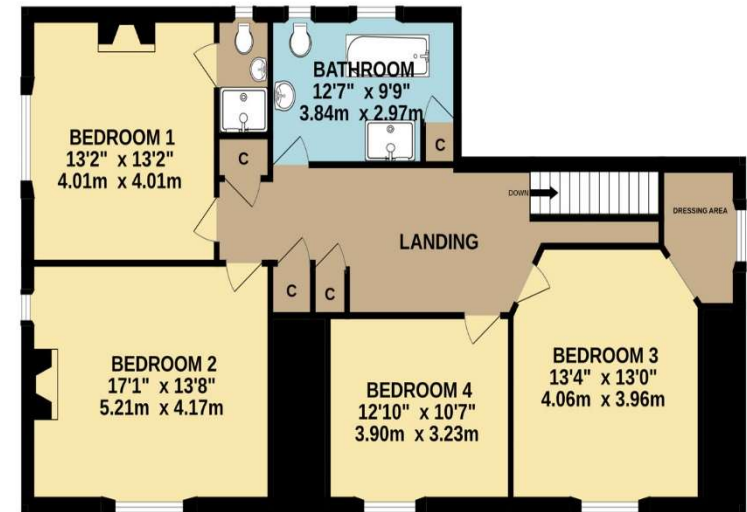




GROUND FLOOR  
1533 sq.ft. (142.4 sq.m.) approx.



FIRST FLOOR  
1137 sq.ft. (105.6 sq.m.) approx.



TOTAL FLOOR AREA : 2669 sq.ft. (248.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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