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**FINE & COUNTRY**  
Homes from Webbers

Newhouse Farm  
Chipstable | Nr Wiveliscombe | Somerset  
Guide Price: £850,000



# Newhouse Farm, Chipstable, Nr Wiveliscombe, Taunton, Somerset, TA4 2PZ

A detached six-bedroom, four reception room farmhouse including integrated annexe, 6.5 acres of equestrian land including school, stables and yard, double garage and excellent views.

- Six Bedroom Farmhouse
- Four Reception Rooms
- Three Bathrooms
- Including Integrated Annexe
- Stables & Yard
- Detached Barn
- Gardens & Views
- Double Garage
- 6.5 Acres









## The Property

Webbers and Fine & Country are delighted to offer for sale Newhouse Farm, which despite its name originates back to the 17th Century.

It is a detached dwelling occupying a private and elevated position on the edge of the West Somerset village of Chipstable.

If used as one house, it has six bedrooms, three bathrooms and two cloakrooms, four reception rooms as well as two kitchens, utility and boot room.

There are three staircases and the property could easily be used as a four-bedroom house with three receptions with a two-bedroom integrated annexe with its own living room, kitchen and shower room. It enjoys a south facing aspect with a drive immediately in front leading to one other property.

Internally, there is a wealth of character and authenticity, fireplaces, panel doors and floors,

an oil-fired central heating system (complemented by a wood burner) and replacement double glazing where appropriate.

The veranda at the front also gives access to a south facing garden room.

Outside the property, there is a gated drive with parking for several vehicles. There is a modern detached, double garage and three stables at its side. There is a detached, double height stone barn with open yard and field shelter and access to its own level school. There is also cover for a horse box or trailer.

Behind the property, there are 4.86 acres and the paddock in the front is 1.76 acres, a total of 6.5. The property enjoys great views from all windows across rolling countryside towards The Blackdowns.

It has a private water supply with a spring fed well and private septic tank drainage.







Area: 4.86 acres (1.967 ha)

# Chipstable

Newhouse Farm

Holwell House

Path (um)

Issues

Ponds

Sinks

Old Chipstable  
Stores

East Above  
Church

Stone Cottage

T/CB

258.2m  
West Above Church

Miltons

Larcom

Track

NEWHOUSE LAINE

Area: 1.766 acres (7147.08 m<sup>2</sup>)

**New House Farm, Chipstable,  
Nr Wiveliscombe, Taunton,  
Somerset, TA4 2PZ**

**IDENTIFICATION ONLY  
NOT GUARANTEED**

**Webbers Fine & Country  
Wiveliscombe - 01984 624055**

0m 20m 40m 60m

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**Promap**  
LANDMARK INFORMATION



## Location

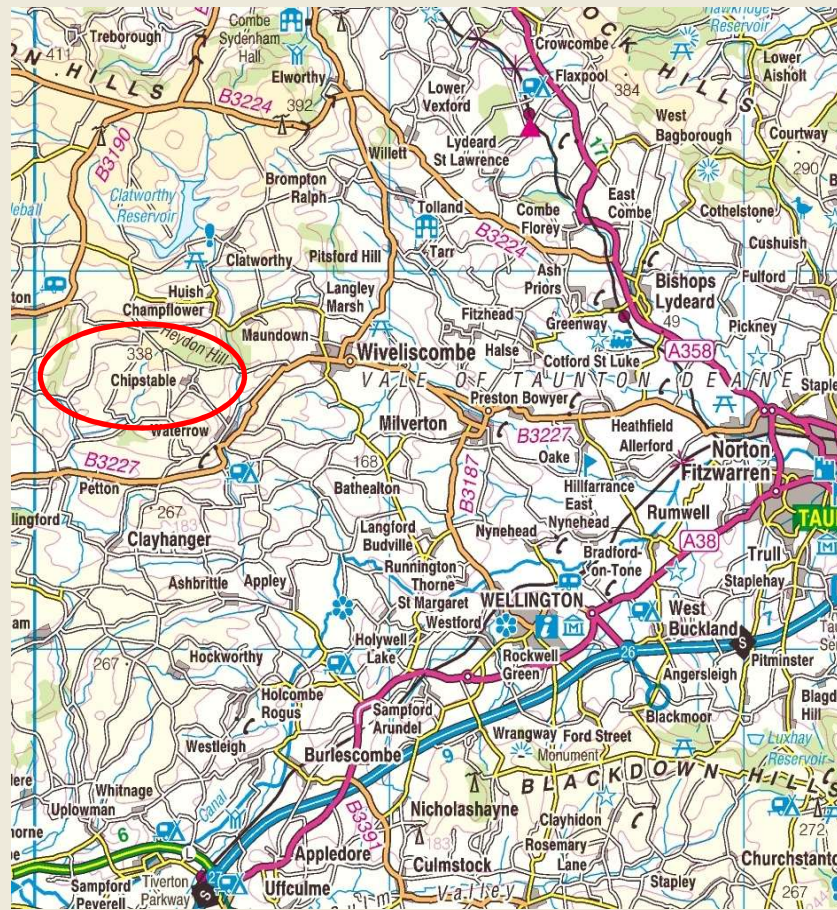
Chipstable is a small village approximately three and a half miles from Wiveliscombe. It has a village church and the nearest pub is The Rock Inn at Waterrow.

The Wiveliscombe area is the best kept secret in Somerset with rolling green hills and peaceful unspoilt countryside, whilst maintaining excellent access to communities in Taunton, 11 miles with main line railway station and M5 access junction 25 and Wellington junction 26 is 7 miles from Wiveliscombe.

## Directions

Head west from Wiveliscombe into Waterrow and turn right at The Rock Inn. Take the second left-hand signposted turn up into Chipstable. Turn left behind the church and proceed along this road and then into the lane/drive leading to Newhouse Farm and one other property. Please park on the drive (TA4 2PZ).

What3words: Using What3words Smart Phone App. For those who already use this Geolocation App device for your smartphone – Type in the following three words: [trickle.scribbled.spike](https://www.what3words.com/trickle.scribbled.spike).



## Services

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

Tenure: Freehold  
Council Tax Band: F

Somerset West & Taunton Council


## OPENING TIMES

### OFFICE HOURS

Monday-Friday 8.45 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**

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>82</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	<b>32</b>	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	



# New House Farm, Chipstable, Taunton, TA4

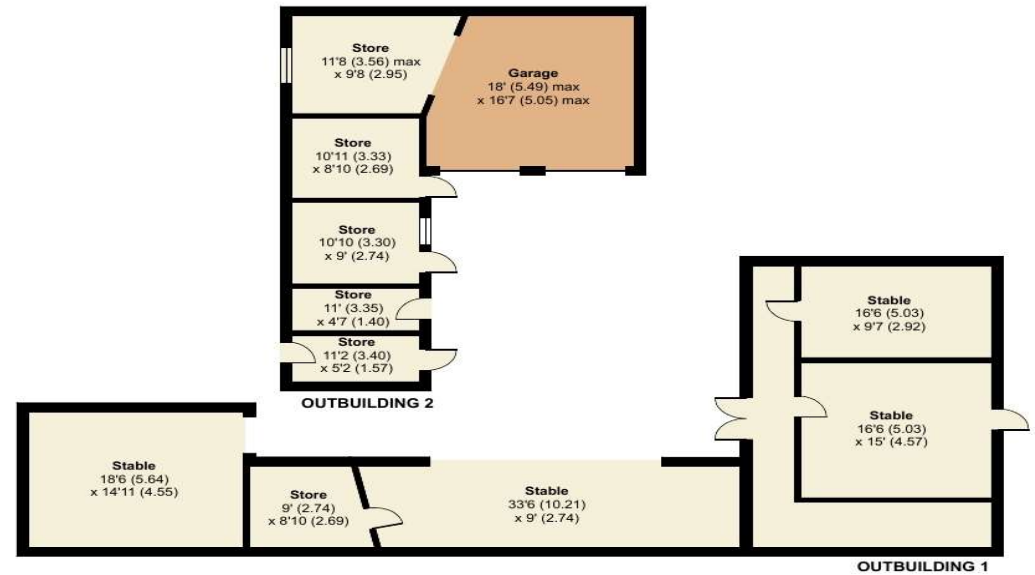
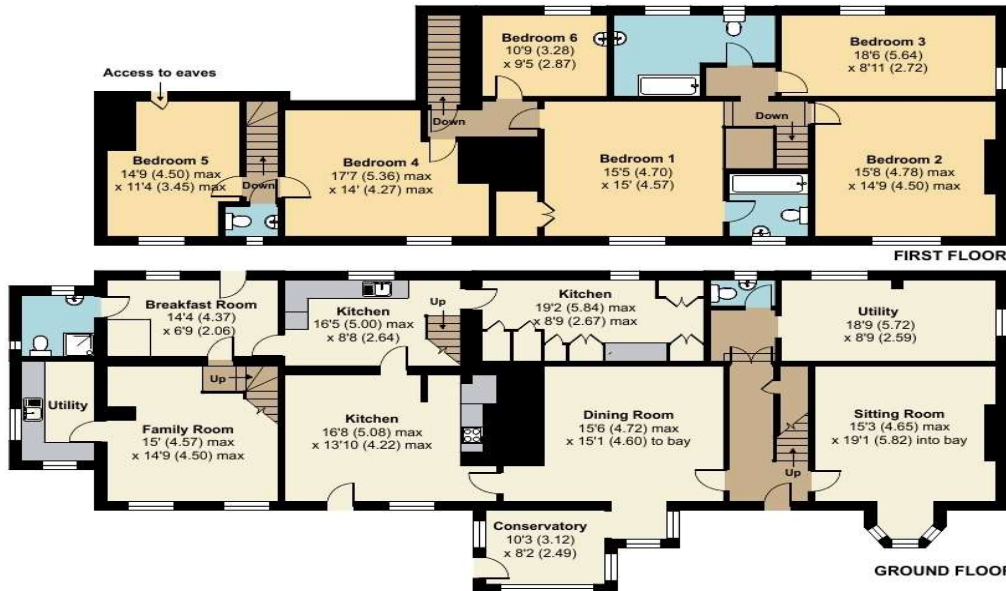
Approximate Area = 3732 sq ft / 346.7 sq m

Garage = 279 sq ft / 25.9 sq m

Outbuilding = 1781 sq ft / 165.4 sq m

Total = 5792 sq ft / 538 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Webbers Property Services. REF: 1101496



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.





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