



FINE & COUNTRY
Homes from Webbers

Lower Wiltown Farm House
Lower Wiltown | Curry Rivell | Langport | Somerset
Guide £995,000

Lower Wiltown Farm House
Lower Wiltown
Curry Rivel
Somerset
TA10 0AD

This charming Grade II listed detached four-bedroom home sits in just under 2 acres and offers a lifestyle choice embracing the pleasures of rural living as a small holding or proving to be an excellent fit for equestrian enthusiasts with a paddock, former stables and arena. Lower Wiltown offers a wealth of potential.

Adjoining open farm land to the rear with countryside views and close to a thriving village.

Offered with the option of no ongoing chain.

- Charming period home
- 4 Double bedrooms
- Just under 2 acres
- Paddock, former stable & ménage
- Adjoining farmland
- Close to thriving village

TENURE - Freehold.

EPC - F

COUNCIL TAX BAND - E

SERVICES Mains electricity and water. Oil central heating. Private drainage

ACCOMMODATION

This family home seamlessly combines classic period features with practical and versatile accommodation, allowing for multiple functional uses in many of the ground floor rooms.







Two generous sitting rooms at the front of the house offer plenty of room to relax and unwind each with a wood burner set in ham stone fire place.

The heart of the home is certainly the kitchen/family/dining room with original flagstone floor and period fireplace, this generous area of living space is a wonderful area for family and friends to spend time together.

There is an electric Aga with range of country style kitchen units, doors and windows onto the gardens and patio area. At the far end of the room is a stone fireplace (not currently used) with plenty of space for sofas/relaxed seating. A door to the second kitchen reveals a practical area ideal for all the day to day cooking and preparation, allowing the main kitchen/family room to remain uncluttered!

Additional useful rooms include a versatile office/store room, utility room (with access to the garage/workshop), large garden room that would make an ideal games/play room.

The first-floor accommodation has the two largest double bedrooms overlooking the front aspect towards fields with a westerly aspect so they benefit from the late afternoon sun. Both rooms are a great size and the master has an adjoining shower enclosure. To the rear, bedrooms three and four both look towards the gardens and paddock.

At the end of the landing a stylish family bath and shower room has been created with walk in shower enclosure and separate free-standing bath.

OUTSIDE

A choice of driveways takes you to either the front of the house with parking area and large garage/workshop allowing you to unload shopping straight into the house.

The second driveway to the side of the house leads to a large area currently used for parking

but was in the past a ménage. Adjacent to this is the former stables that will require updating/replacement if they are to be used again for a pony or horse.

The area designated as paddock measures just over one acre and is completely level and backs onto open farm land to the rear. The current owners have never used any chemicals or pesticides during the last 13 years.

The private gardens wrap around the house and enjoy complete seclusion and privacy. When the sun shines it can be found in the garden throughout the day. A large south facing patio area adjoins the kitchen/family room making it an ideal barbecue/entertaining area.

A benefit of the current owner's careful stewardship of the grounds with its pesticide/chemical free environment is the abundance of wildlife to visit including wood peckers, hedgehogs and squirrels that make the most of the fruit from the fig and walnut trees.

AGENTS NOTE

Historically the property has had tie bars installed and they will now need to be repaired to ensure effective continued lateral restraint. The owner has commissioned a report from a specialist firm to install Bow Flex ties and Bar Flex beaming at a cost of £10,800 plus VAT. Please ask us if you would like to see a copy of this report.

LOCATION

Located on the edge of Curry Rivel and just under 1 mile from the centre of the village you can find shops, a popular pub, petrol station and a post office in this thriving community. You are almost spoilt for choice for good schools in the surrounding area including Millfield, King's College Taunton, King's Hall, Sherborne School, Richard Huish and Taunton School.

DIRECTIONS

Once in the centre of the village and just before the petrol station on the right, turn right and take the B3168. After approx. a mile, the property can be found on the left-hand side.





Lower Wiltown Farm House Lower Wiltown, Curry Rivel, Langport, TA10

Approximate Area = 3195 sq ft / 296.8 sq m (includes garage)

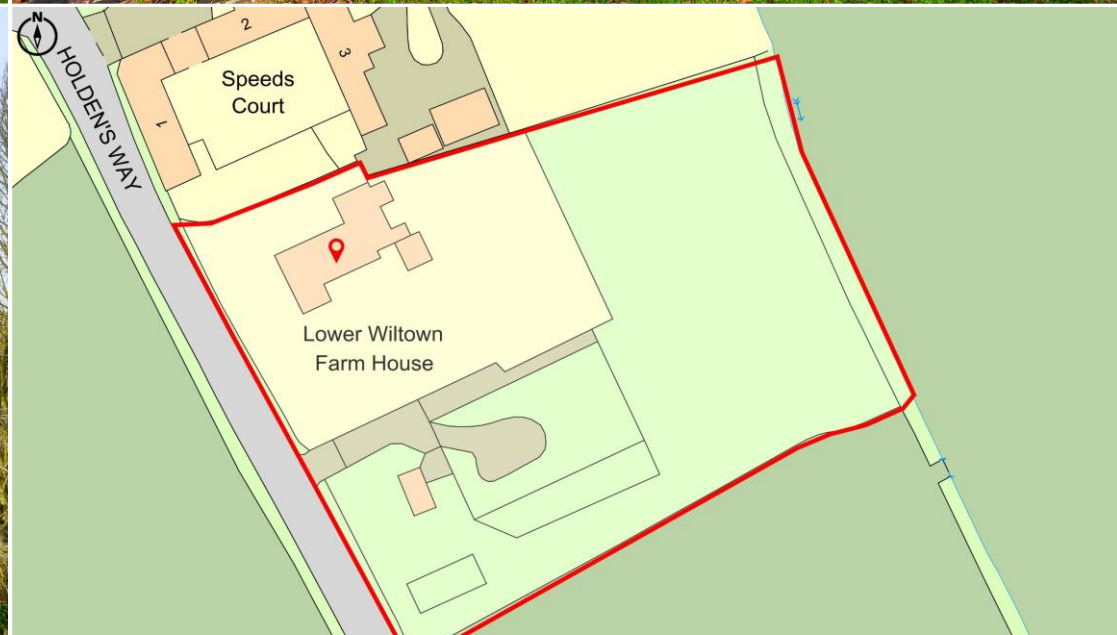
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Webbers Property Services. REF: 1061746



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. 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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