



FARRINGTON

9 GORE SQUARE, BISHOPS LYDEARD, TAUNTON, SOMERSET

JACKSON-STOPS 

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A PARTICULARLY CHARMING, THATCHED COTTAGE, LISTED GRADE II, BOASTING MASSES OF CHARM AND CHARACTER SET IN THE THRIVING VILLAGE OF BISHOPS LYDEARD



DISTANCES (approximate)

TAUNTON 6 MILES

MINEHEAD 19 MILES

EXETER 37 MILES

BRISTOL 53 MILES

LONDON PADDINGTON 1. 45 HOURS
ON THE FAST SERVICE

SUMMARY

- Thatched Canopy Porch
- Flagstone Entrance Hall
- Drawing Room
- Sitting Room
- Snug
- Garden Room/Fifth Bedroom with En Suite Bathroom
- Spacious and well fitted Kitchen
- Dining Room/Sitting Room
- Utility Room with WC
- Five Bedrooms (Three En Suite)
- Jack and Jill Family Bathroom
- Well Established Cottage Gardens
- Paved Terrace
- Pond
- Ample Parking and Garden Sheds



THE LOCATION

Farringdon is found in the heart of the thriving village of Bishops Lydeard set on the foothills of the Quantocks providing endless walking and riding countryside. The village itself has a lively village community and has an ancient church, primary school, library, health centre, dentist, garage, paper shop, popular village inn, tea rooms, shops including a convenient store and just across the A358 has a brewery with outside bar. There is also a railway station with steam trains journeying to Minehead and back in the summer months creating a Railway Children atmosphere. Bishops Lydeard is also conveniently situated close to Taunton, the County town of Somerset with good shopping centre and mainline railway station with fast trains scheduled to arrive at London Paddington within an hour and forty-five minutes.

THE PROPERTY

Farringdon is believed to date back to the 16th century and could not be more typical of a thatched character cottage, rethatched in 2017, which retains endless period features including flagstone floors, beamed ceilings, inglenook fireplaces and a wealth of exposed studwork and roof timbers. A thatched canopy entrance porch leads into the flagstone entrance hall with exposed panelling and leads to the drawing room with fireplace with woodburning stove, flagstone floor and exposed ceiling timbers. The sitting room is arranged on two levels with fireplace, exposed wall and ceiling timbers and two windows enjoying outlooks over the front garden. A door leads through to the snug with fireplace with bread oven and open grate, beamed ceiling, storage recess and access to a secondary staircase leading to the first floor. The garden room which could also double up as a fifth bedroom has a door to the outside and an en suite bathroom. The kitchen has been re-fitted in recent years with a range of floor mounted cabinets with quartz worksurfaces and a Rangemaster Classic





110 electric/gas stove. There is an offset utility room with WC. The dining room has a sitting area and door to the rear garden. On the first floor there is a principal bedroom with exposed ceiling timbers, French doors to an outside set of steps leading down to the courtyard and an en suite bathroom with rolltop bath, washbasin and WC and built in airing cupboard. A guest bedroom with pretty window has a rolltop bath, an offset WC and washbasin. A third bedroom is also found on this landing with a door into the Jack and Jill bathroom with door to the fourth bedroom which has deep storage recess and a turning staircase back down to the snug.

GARDENS AND GROUNDS

A pretty garden lies to the front of Farrington with a central cobbled path edged with lavender and lawned areas to either side. There is an abundance of traditional and typical cottage garden planting. A vehicular entrance leads into the rear of the cottage, the neighbour also having Right of Way along the edge, where there is gravelled parking for several cars. There are two useful timber garden store sheds, a raised rockery style garden with pond. There is also a small lawned area, barbeque and pleached pear, plum and apple trees.

LOCAL DIRECTIONS (POST CODE: TA4 3BW)

From Taunton town centre head in a north westerly direction on the A38 to the Cross Keys roundabout, turning right towards Minehead. Continue for approximately one and a half miles to the next roundabout, continuing straight over. Take the right hand slip road soon after leading up to the village of Bishops Lydeard. Continue along this road and as you approach the centre of the village with The Lethbridge Arms directly in front of you, Farrington can be found on the left hand side.

PROPERTY INFORMATION

Post Code: TA4 3BW.

Services: Mains water, electricity and drainage. Gas fired central heating.

Tax Band: F. **EPC Rating:** Exempt.

Local Authority: Somerset Council, County Hall, The Crescent, Taunton, Somerset TA1 4DY. Telephone: 0300 123 2224. www.somerset.gov.uk

Contents, Fixtures and Fittings: Unless specifically mentioned as included in these particulars, all contents, fixtures and fittings, garden ornaments and statues, carpets and curtains are specifically excluded from the sale. Certain items may be available by separate negotiation.

Viewing: By appointment with the sole agents Jackson-Stops, Taunton office: 8 Hammet Street, Taunton, Somerset, TA1 1RZ. Telephone: 01823 325144.

Photographs taken May 2025 and Details prepared April 2025.
For sale by private treaty with vacant possession on completion.

jackson-stops.co.uk





FARRINGDON, 9 GORE SQUARE, BISHOPS LYDEARD, TAUNTON, SOMERSET TA4 3BW

Approximate Area = 3032 sq ft / 281.6 sq m



Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current; aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.



TAUNTON

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