



ACKLANDS

RUISHTON, TAUNTON, SOMERSET

JACKSON-STOPS 

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A WELL PRESENTED SIXTEENTH CENTURY FARMHOUSE,
LISTED GRADE II, OFFERING ADAPTABLE ACCOMMODATION
IN A CONVENIENT VILLAGE SETTING



DISTANCES (approximate)

TAUNTON 3 MILES

M5 MOTORWAY FROM JUNCTION 25 ABOUT
ONE MILE

ILMINSTER 9.5 MILES

EXETER 35.5 MILES

BRISTOL 47 MILES

LONDON PADDINGTON 1.45 HOURS ON THE
FAST SERVICE

SUMMARY

- Reception Hall
- Sitting Room
- Dining Room
- Attractively fitted Kitchen
Breakfast Room with AGA
- Utility Room
- Living Room
- Study
- Gym
- Principal En Suite Bedroom
with Dressing Room
- En Suite Guest Bedroom
- Three Further Bedrooms
- Long Garage
- Easy to tend Gardens
- Ample Parking



THE PROPERTY

Acklands is a fine example of a late Sixteenth early Seventeenth Century period farmhouse and boasts many beautifully preserved character features expected in such a property. The highly flexible accommodation offers good reception space including reception hall, charming sitting room with fireplace and bookcases, an atmospheric dining room also with Inglenook fireplace. The attractively fitted kitchen breakfast room has a central marble topped island and two oven AGA and an excellent range of fitted cupboards and appliances. Offset utility room. Ideal for the family there is a living room, and a gym, which could be a hobbies room. The bedrooms are all of good size with the principal bedroom having a well-fitted bathroom and dressing room, a guest bedroom which has huge character and has a vaulted exposed timbered ceiling.

SITUATION

Acklands occupies a highly convenient and quiet setting in this conveniently situated village with its beautiful Church, Primary School with Woodlands Pre-School attached and the Ruishton Inn. There is a Post Office and Stores at the neighbouring village of Henlade. Taunton is within easy reach and there is a good shopping centre with day-to-day amenities and is home of the County Cricket Ground. Taunton is well-known for its good schools, particularly its independent schools including Taunton School and Kings and Queens Colleges. Kings Hall Preparatory School is also nearby as well as Wellington with its well-respected Junior and Senior Schools. It is highly convenient for the M5 motorway at Junction 25, whilst Taunton also has a main line station with fast trains scheduled to arrive at London Paddington within an hour and forty five minutes.



GARDENS AND GROUNDS

The property is accessed by a pretty pedestrian garden gate leading into a paved area which stretches across the front of the house and leads up to the front door. Electrically operated drive gates lead into the property where there is ample parking and access to the long garage. Further gates lead to a crazy paved and gravelled area. The gardens are secluded and wrap around the rear and east side of Acklands and are lawned with mature shrubs and ornamental trees.

In all about 0.162 hectare (0.4 of an acre).

PROPERTY INFORMATION

Postcode: TA3 5JT.

Services:

Mains electricity, water and drainage.

Local Authority:

Somerset Council, County Hall, The Crescent, Taunton, TA1 4DY.

Telephone: 0300 123 2224. www.somerset.gov.uk

Tax Band: G.

EPC Rating: Exempt.

Contents, fixtures and fittings:

Unless specifically mentioned in these particulars, all contents, fixtures and fittings, garden ornaments and statues 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.

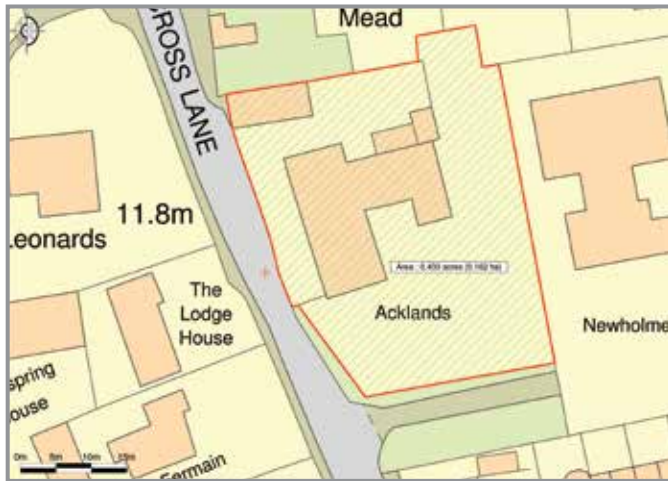
Updated Details prepared and Photography taken September 2024.

For sale by private treaty with vacant possession on completion.

LOCAL DIRECTIONS (POST CODE: TA3 5JT)

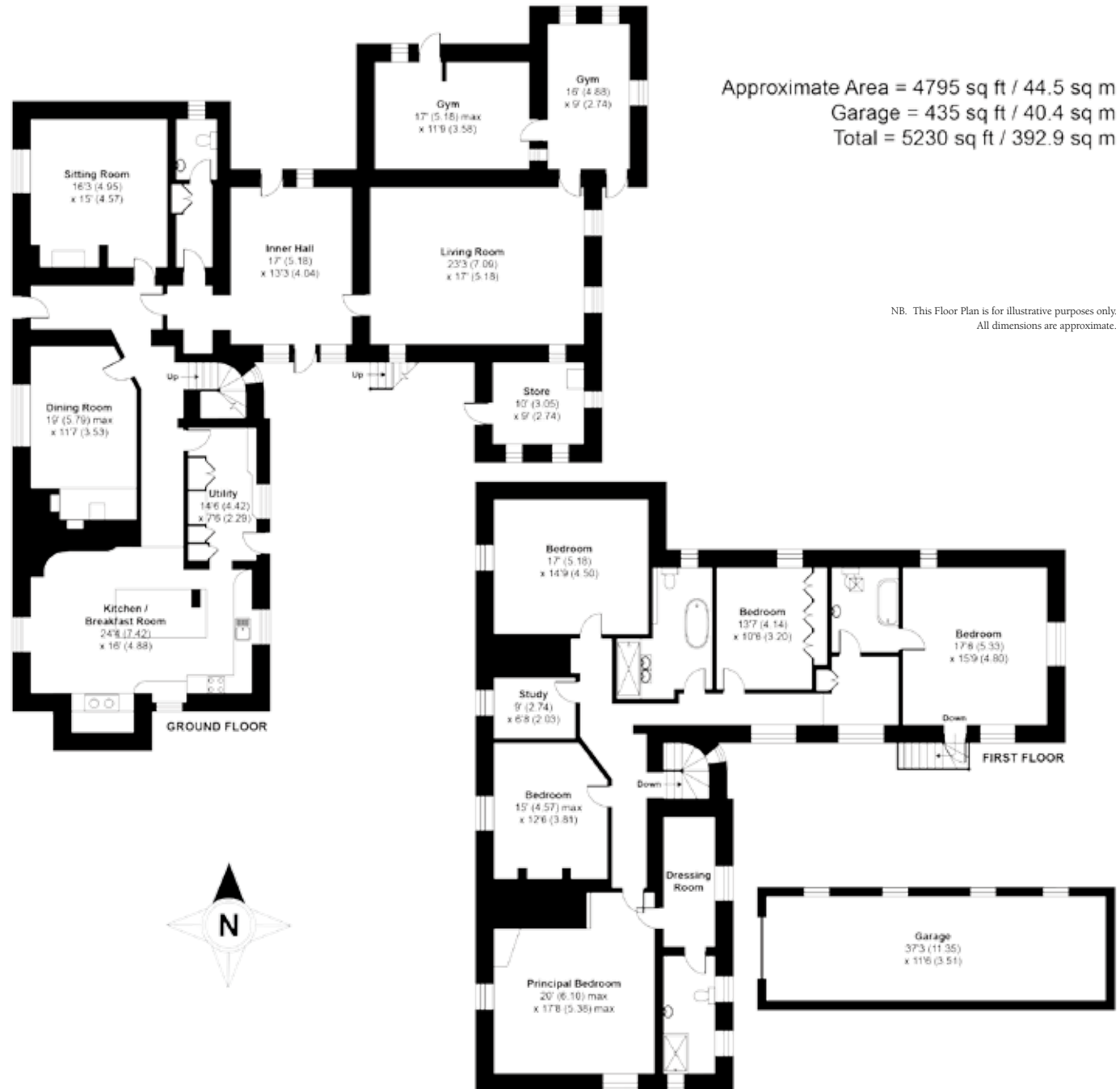
From the centre of Taunton proceed eastwards towards the M5 motorway (Junction 25) and continue straight ahead at the motorway junction on the A358 in the direction of Langport and Ilminster. Take the first turning left into Ruishton Lane. At the T junction turn right into Bushy Cross Lane and the property will be found almost immediately on the left hand side.





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.

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TAUNTON

01823 325144

taunton@jackson-stops.co.uk
jackson-stops.co.uk

onTheMarket.com

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