

WADHAMS FARM

WATERROW, WIVELISCOMBE, NEAR TAUNTON, SOMERSET



JACKSON-STOPS



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A CHARACTERFUL 18TH CENTURY SOMERSET LONGHOUSE, TOGETHER WITH TWO BEDROOM COTTAGE, OUTBUILDINGS AND TENNIS COURT OCCUPYING A PRIVATE AND PEACEFUL SETTING WITHIN BEAUTIFUL AND UNSPOILT COUNTRYSIDE



DISTANCES (approximate)

WIVELISCOMBE 1.5 MILES

WELLINGTON 8 MILES

TAUNTON 13 MILES

TIVERTON 15 MILES

BRISTOL 61 MILES

EXETER 29 MILES

SUMMARY

- Porch
- Hall
- Games Room with First Floor Studio
- Spacious Office/Playroom
- Inner Hall
- Cross Passage with Cloakroom
- Dining Room
- Sitting Room
- Breakfast Room
- Bespoke Shaker Style Kitchen with AGA and Pantry/Utility Room
- Principal En Suite Bedroom
- Five Further Bedrooms
- Two Family Bathrooms
- Two Bedroom Cottage
- Further Barn with Potential
- Oak Framed Triple Open Fronted Garage with Potting Shed and Lean-to Log Store
- Delightful South Facing Gardens
- Courtyard Garden
- All Weather Tennis Court
- Further Lawned Gardens and Mixed Native Woodland



SITUATION

Wadhams Farm occupies an enviable setting nestled within an unspoilt wooded valley and surrounded by picturesque countryside where little has changed through the centuries. The property is within walking distance of the hamlet of Waterrow with its popular Inn and a little further away is the small town of Wiveliscombe, which provides excellent day to day amenities, many of which have been advocated by a renowned food critic and writer. It offers several convenience stores, butcher, delicatessen, hardware store, chemist, hairdresser, two pubs, restaurants, a health centre, nursery school, primary school and secondary school, as well as excellent sporting facilities including tennis courts, a seasonal outdoor public swimming pool, cricket pitch and a rugby field. A little further away to the east, is Taunton, the county town of Somerset providing a good shopping centre, has well respected independent schools, including Kings and Queens Colleges and Taunton School and the highly acclaimed Richard Huish Sixth Form College. Taunton is excellent



for transport, being close to the M5 motorway junction 25 providing fast and easy access to Exeter, Bristol and the Midlands. There is a mainline station with fast trains on the Great Western service, scheduled to arrive in London Paddington in an hour and forty-five minutes on the fast service as well as to Penzance in Cornwall. Wellington is also within easy reach, with an excellent range of individual shops including a Waitrose store and Wellington School. The local surrounding countryside is renowned for its excellent walking and riding with Exmoor and the Brendon and Quantock Hills within easy reach. For those with equestrian interests, Pontispool Equine Sports Centre provides an excellent cross-country course and hosts regular British eventing Horse Trials, Bicton is also within easy reach.

PROPERTY

This handsome period Somerset Longhouse, cottage and outbuildings were bought by the present owners some thirty two years ago in a very neglected state who have now completely restored and remodelled the house whilst incorporating many original features. It has provided a wonderful family home ever since. Worthy of its Grade II Listing, the property exhibits many character features including three fine inglenook fireplaces found in the dining





room, sitting room and breakfast room, all having wood burning stoves. A spacious reception hall with lovely outlooks into the courtyard garden has a door leading into the games room to the left, which has a spiral staircase leading up to the galleried studio area. To the right of the reception hall an inner hall, formerly a cider press room has a door leading into the office, which could also provide a good playroom. The inner hall then leads down to a cross passage hall with a door down into a cloakroom at one end, housing a boiler cupboard and virtually opposite a door leading into the dining room. This room has a wonderful, plastered ceiling with four roundels and beamed inglenook fireplace, a pretty alcove and a staircase which leads up to the secondary landing. At the other end of the cross passage hall, you will find the original front door leading to the front garden and another leading to the sitting room. This room also features a large inglenook fireplace and has windows overlooking the front gardens and a door leading down into the breakfast room. An offset lower kitchen area has a door into the utility/pantry, a stable door to the enclosed courtyard and an opening into the kitchen itself.



The triple aspect kitchen is well fitted with a wide range of bespoke shaker style panelled cabinets and drawers, American style fridge freezer, drinks fridge, dishwasher and granite work surfaces. There is a small breakfast bar containing a five-ring gas hob with two electric ovens below. Deep double Belfast sinks overlook the front lower garden and a four-oven oil fired AGA is also incorporated within the units. It also has a door leading to a second terraced area at the front of the house with fine views of the surrounding fields and hills. A staircase leads from the breakfast room to the landing with doors leading to the principal bedroom suite and an inner landing. The bedroom suite, which is spacious, has a double aspect, a range of built in cupboards, a walk-in wardrobe and an en suite bathroom, with a wc, a panelled bath, walk in shower and pedestal wash hand basin. The inner landing leads to a further bedroom with corner shelving and lovely outlooks, a further bedroom with Velux window and a recessed wardrobe and a large linen/airing cupboard, as well as a family bathroom with wc, wash hand basin, shower and a panelled bath. A fourth bedroom at the end of the inner landing, has a door to a secondary landing with stairs down to the dining room, and a door into the guest bedroom suite overlooking the front garden with an original old fireplace and an inner lobby giving access to the fifth bedroom and a further family bathroom with roll top bath, wc, pedestal wash basin and a shower cubicle and is next to the sixth bedroom.







GARDENS AND GROUNDS

The drive into Wadhams Farm leads off a country lane and continues to the side of the property passing a parking area and continues on to a large, gravelled parking area, which in turn leads to the Oak framed triple open fronted garage with a potting shed to one side and a lean-to log store. The all-weather tennis court is found on a slightly lower level with steps down and has estate fencing and deep mixed herbaceous borders some of which are raised. A further stretch of lawned gardens lead to the most northern boundary and is bounded on one side by the mixed native woodland.

An inner courtyard with a profusion of mature shrubs and climbers is found between the rear of the farmhouse and the independently centrally heated cottage, which has a well fitted kitchen, a sitting room with wood burning stove and two bedrooms with fitted wardrobes and bathroom on the first floor. The cottage has an enclosed terrace garden, that leads down to the lower area of lawned gardens. There is a further brick barn, which provides excellent storage but also has potential for further conversion (subject to all necessary planning consents). To the front of the property there are lawned gardens stretching out to the south containing a number of mature ornamental trees and mixed borders containing shrubs, perennials and roses as well as a sunken terrace found beside the stone flight of steps leading up to the entrance drive.

Gardens and Grounds amount to approximately 3.42 acres (1.38 hectares).

PROPERTY INFORMATION

Postcode: TA4 2PT.

Services: Mains Electricity. Private Water (a borehole is found within the grounds of the property). Private Drainage. Sewage Treatment Plant. Oil Fired Central Heating throughout with underfloor heating to the ground floor and radiators to the first floor. Ultra Fast Starlink Internet.

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

Tax Band: Main House G. The Cottage: B.

EPC Rating: Exempt.

Contents, fixtures and fittings: Unless specifically mentioned in these particulars, all contents, fixtures and fittings, 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.

Details prepared and Photographs taken September 2024.

For sale by private treaty with vacant possession on completion.

jackson-stops.co.uk





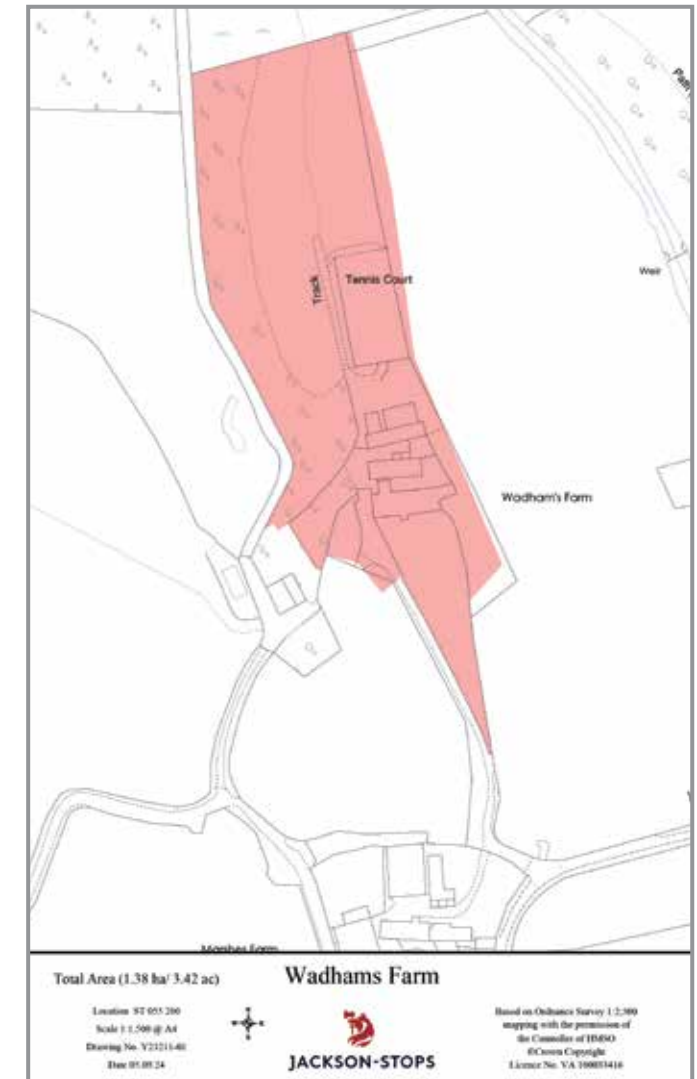


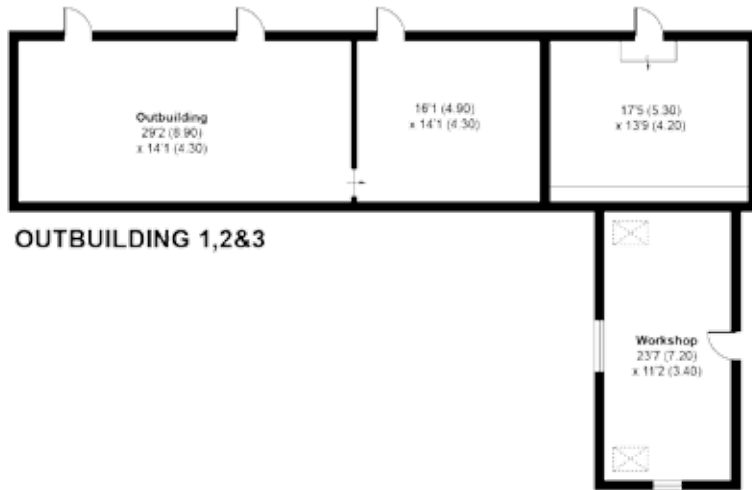
LOCAL DIRECTIONS: (POST CODE: TA4 2PT)
WHAT3WORDS://
MAIN HOUSE: Plausible.Plenty.Tailing;
DRIVEWAY ENTRANCE: Firming.Washed.Steeped.

From Taunton take the B3227 signposted Bampton/Wiveliscombe. Continue on the B3227 out of Wiveliscombe, up a series of bends. At the top of the hill you will see an unmarked turning to the right. Take this lane, proceeding down towards the river for about half a mile passing Yeo Farm on the left, over a small humpbacked bridge and as the road bends to the left turn right signposted to Wadhams Farm. The main house is at the end of the driveway.



STUDIO





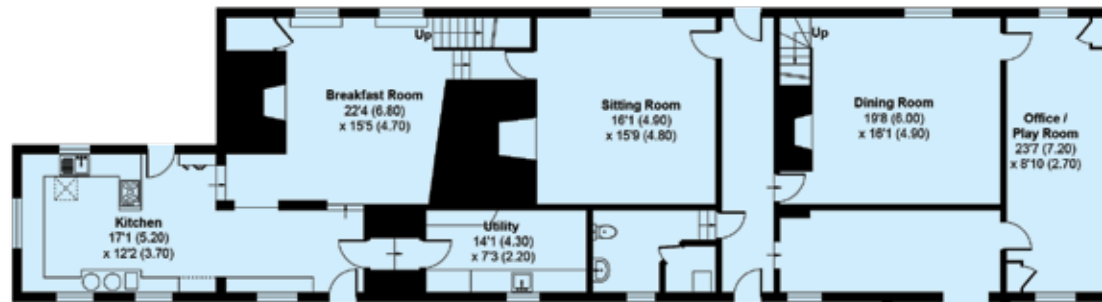
OUTBUILDING 1,2&3



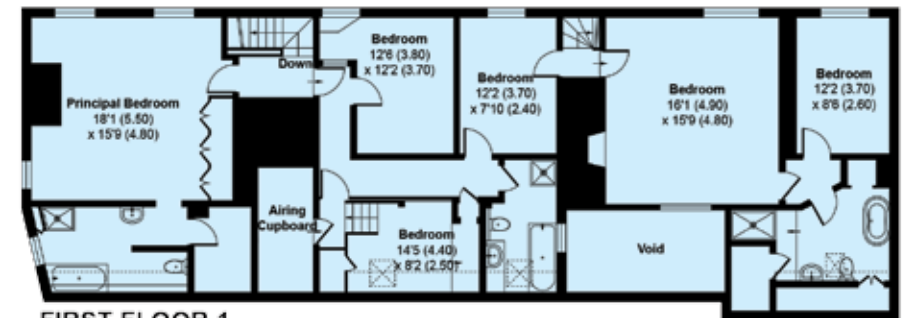
OUTBUILDING 4

Approximate Area = 5673 sq ft / 527 sq m
 Limited Use Area(s) = 118 sq ft / 10.9 sq m
 Outbuildings = 1318 sq ft / 122.4 sq m
 Total = 7109 sq ft / 660.3 sq m

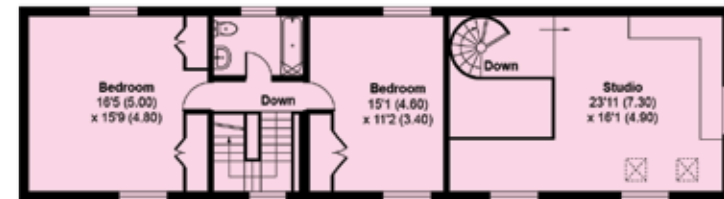
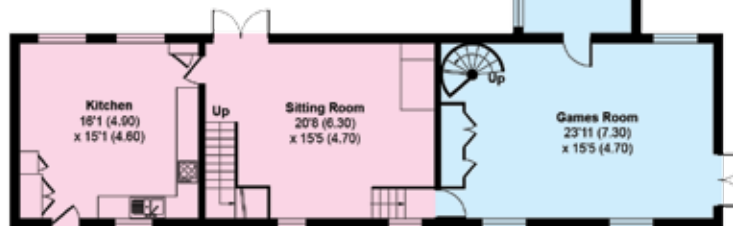
NB. This Floor Plan is for illustrative purposes only.
 All dimensions are approximate.



GROUND FLOOR



FIRST FLOOR 1



FIRST FLOOR 2

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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