

LOWER GRANTS FARMHOUSE

FORD, WIVELISCOMBE, TAUNTON, SOMERSET



JACKSON-STOPS



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A particularly handsome former medieval Hall House, Listed Grade II, being completely refurbished occupying a delightful and peaceful setting on the edge of a tiny hamlet and close to a thriving small town.



DISTANCES/TIMES (approximate)

TAUNTON 10 MILES

WELLINGTON 8 MILES

BRISTOL 58 MILES

EXETER 30 MILES

SUMMARY

- Entrance Porch
- Reception Hall
- Sitting Room
- Kitchen/Dining Room
- Study
- Utility/Secondary Kitchen
- Ground Floor Bedroom with Bathroom
- Principal Bedroom
- Two Further First Floor Bedrooms and Bathroom
- Intriguing Exposed Roof Timbers
- Excellent Range of Outbuildings with individual electricity and water supply
- South Facing Gardens and Paddock with Stream Frontage
- In All Approximately 3.26 Acres (1.315 hectares)



LOCATION

Lower Grants Farmhouse occupies an idyllic country setting surrounded by unspoilt farmland and yet is within walking distance of Ford where little has changed over the years and is just a mile from the increasingly popular small town of Wiveliscombe, also within walking distance. The town has an excellent community and an unusual number of amenities including a variety of boutique shops, two popular village inns, a sporting shop, excellent butcher, delicatessen, post office and general store. There are schools both primary and secondary. There is also a rugby club, tennis courts, a heated outdoor public swimming pool and a health centre. Taunton lies just ten miles to the east, has mainline railway station with trains scheduled to arrive in London Paddington within an hour and forty-five minutes and is the home of the County Cricket Ground. Taunton is also well known for its excellent range of independent schools, namely King's College, Queen's College and Taunton School, there is also the Richard Huish Sixth Form College. The M5 motorway (Junction 26) provides fast and easy access down to Exeter and up to Bristol.

THE PROPERTY

Lower Grants Farmhouse is believed to date from medieval times and presents a particularly attractive stone façade beneath a traditional thatched roof, newly replaced in 2024. A house of rare continuity, has been in the care of only two owners for over a century and is now presented in excellent decorative order, combining historic integrity with well-considered accommodation.

An entrance porch opens into a welcoming reception hall, from which a staircase rises to the first floor. The principal sitting room is of generous proportions and centres around a large inglenook fireplace with wood-burning stove, creating a natural focal point while enjoying far-reaching views across the surrounding land. To the other side of the hall lies an L-shaped kitchen/dining room, also featuring a wood-burning stove and forming the heart of the home.

To the rear of the property, a study leads through to a utility room/secondary kitchen. Together with the adjoining, well-appointed shower room and double bedroom, this area forms a self-contained annexe, ideal for multi-generational living or guest accommodation.

The first-floor landing offers clear evidence of the house's age and craftsmanship, with exposed A-frames and wind braces. From here, the accommodation comprises a double-aspect principal bedroom with lovely open views, a family bathroom, and two further double bedrooms.

GARDENS & GROUNDS

Lower Grants Farmhouse is approached via a driveway from the passing lane, flanked by lawned areas bounded by natural hedging and post-and-rail





The drive leads to a range of useful outbuildings, predominantly block-built with elements of stonework. These include a garden and bicycle store, an open-fronted double garage with internal access to a workshop/store and an inner lockable dry store. The garage is fitted with an up-and-over roller door and also provides access back onto the passing lane.

To the front of the house, beyond an enclosed lawned area, are a brick shed and log store. Lawned gardens extend to the front and side of the property and incorporate a timber-built summerhouse, along with a selection of modern timber buildings including a further open-fronted double garage adjacent to a secondary entrance. An additional modern timber barn offers versatile space, well suited to use as a workshop, games room, gym, or studio.

An offset orchard planted with plum, cherry, and apple trees adds seasonal interest, while the gardens gently lead down to a south-facing paddock with stream frontage to the River Tone, completing a setting of exceptional charm and tranquility.

In all about 3.26 acres (1.315 hectares).





LOCAL DIRECTIONS: (POST CODE: TA4 2RH)

What3words:///bearings.roost.prep

From Taunton proceed in a westerly direction on the B3227 towards Milverton and Wiveliscombe. On entering Wiveliscombe go straight across the first roundabout and then turn right onto the B3188 signposted to Ford. After approximately one mile turn left immediately after the first cottage found on the left, proceed along this lane over a small river bridge and the entrance drive to Lower Grants Farmhouse will be seen on your right-hand side.

PROPERTY INFORMATION

Post Code: TA4 2RH.

Services:

Mains Water and Electricity. Private Drainage. Oil Fired Central Heating. Excellent wi-fi gigaclear superfast fibre direct to the house.

Local Authority:

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

Council Tax Band: E. 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:

Only by appointment with Jackson-Stops Taunton office.
Telephone: 01823 325144.

Details prepared February 2026 and Photographs taken April 2026.

For sale by private treaty with vacant possession on completion.

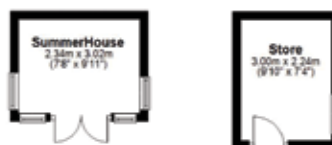
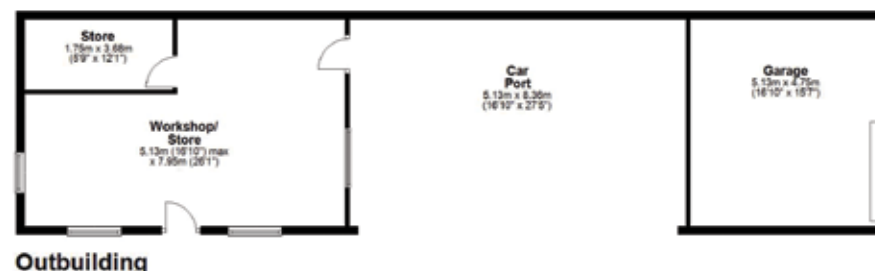




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NB. This Floor Plan is for illustrative purposes only. All dimensions are approximate.

Total area: approx. 406.0 sq. metres (4369.7 sq. feet)



Important Notice: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



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