

LITTLE BRIMLEY FARM

STAWLEY • WELLINGTON • SOMERSET



JACKSON-STOPS





**LITTLE BRIMLEY FARM
STAWLEY, WELLINGTON, SOMERSET**

AN IMPOSING PERIOD FARMHOUSE,
BEAUTIFULLY PRESENTED AND RETAINING
MUCH CHARACTER COMBINED WITH ALL
MODERN AMENITIES, OCCUPYING AN
ENVIABLE SETTING WITH ESTABLISHED
GARDENS, PADDOCKS AND GOOD EQUESTRIAN
FACILITIES



DISTANCES

WELLINGTON - 6 MILES

M5 MOTORWAY (J27) - 8 MILES

TAUNTON - 12 MILES

TIVERTON PARKWAY (GREAT
WESTERN LINE STATION) - 8 MILES

EXETER - 24 MILES

LONDON PADDINGTON - 1 HOUR 45
MINUTES ON THE FAST SERVICE
FROM TAUNTON

(ALL MILEAGES/TIME
APPROXIMATE)

ACCOMMODATION

- Spacious Hall with Cloakroom
- Dining Room
- Drawing Room
- Well Fitted Utility/Boot Room
- Kitchen/Breakfast Room with AGA and Traditional Pantry
- Sitting Room
- Principal En Suite Bedroom
- En Suite Guest Bedroom
- Three Further Bedrooms
- Family Bathroom
- Gated Drive
- Ample Parking
- Terraced Gardens
- Stream
- Three Paddocks
- All Purpose American Barn
- Stables
- Manege

In all about 6 acres (2.42 hectares)



LOCATION

Little Brimley Farm occupies a peaceful and private setting on the edge of the popular village of Appley with good village community spirit and being on the Devon/Somerset border. Amenities include the popular village inn, The Globe, and village café/store. Nearby is the well-respected Stawley Primary School and Kingsmead Secondary School in Wiveliscombe. Wellington is approximately six miles away and has excellent high street shopping and many boutique style shops, wine and cheese shop and a Waitrose supermarket. Wellington is also well known for its well-respected independent school with both Junior and Senior schools. Taunton and Exeter are also within easy reach. Taunton well known for its three independent schools namely, Kings, Queens Colleges and Richard Huish Sixth Form College. Taunton also has a mainline station with trains on the Great Western Service scheduled to arrive in London Paddington within an hour and forty-five minutes, on the fast service. Tiverton Parkway at J27 on the M5 also has a good train service to London. Tiverton, is also well known for Blundells School. Exeter, also boasting several independent schools namely Exeter School and St Margarets, it has a John Lewis store, Princesshay Shopping Mall and a busy high street.

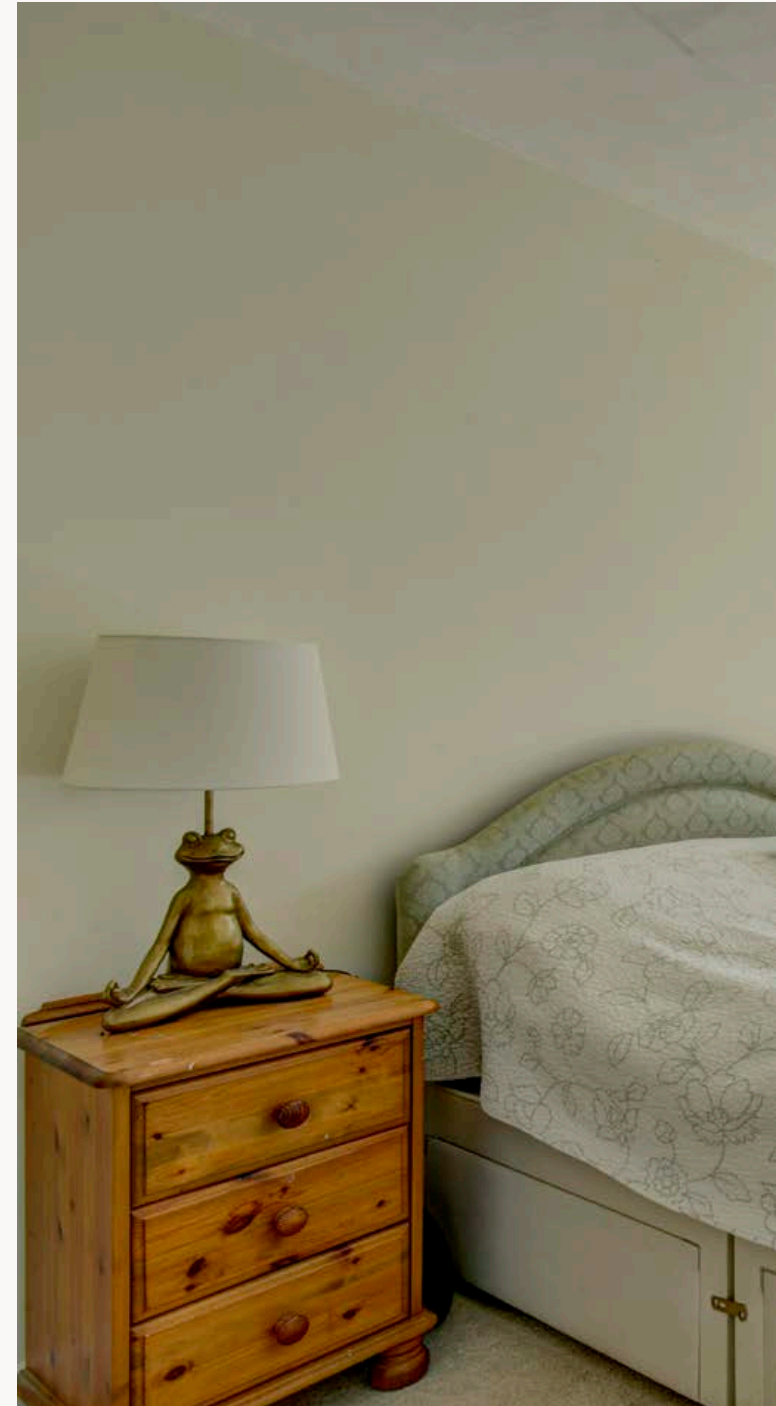


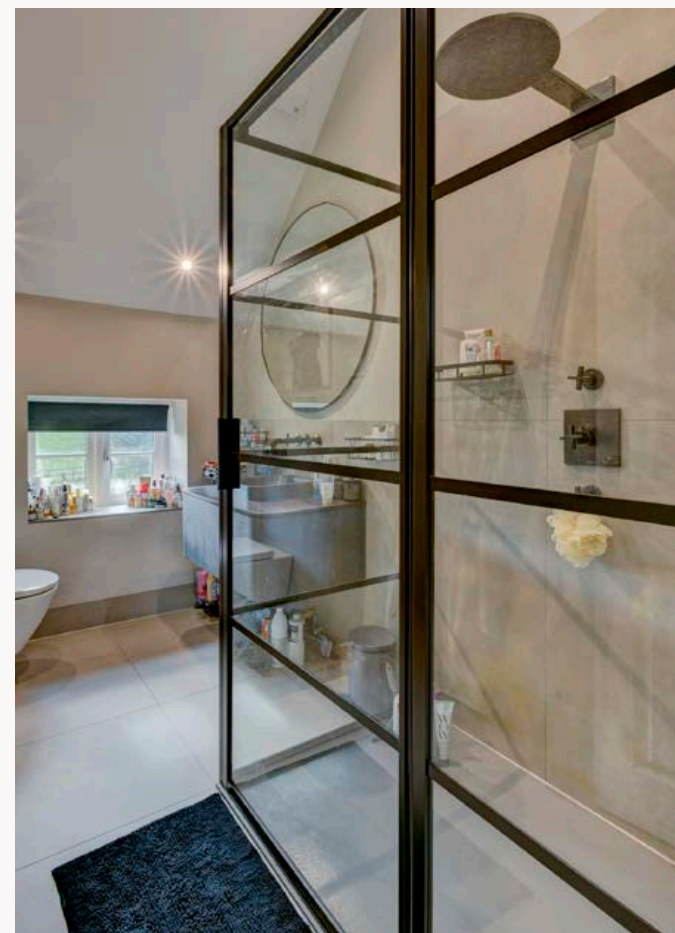


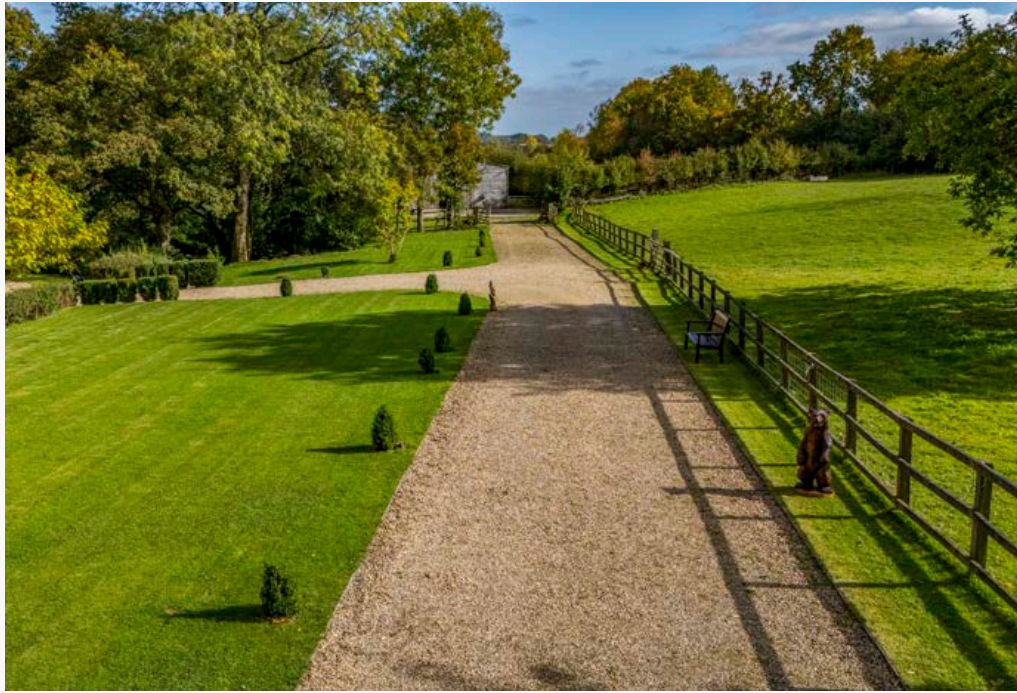
THE PROPERTY

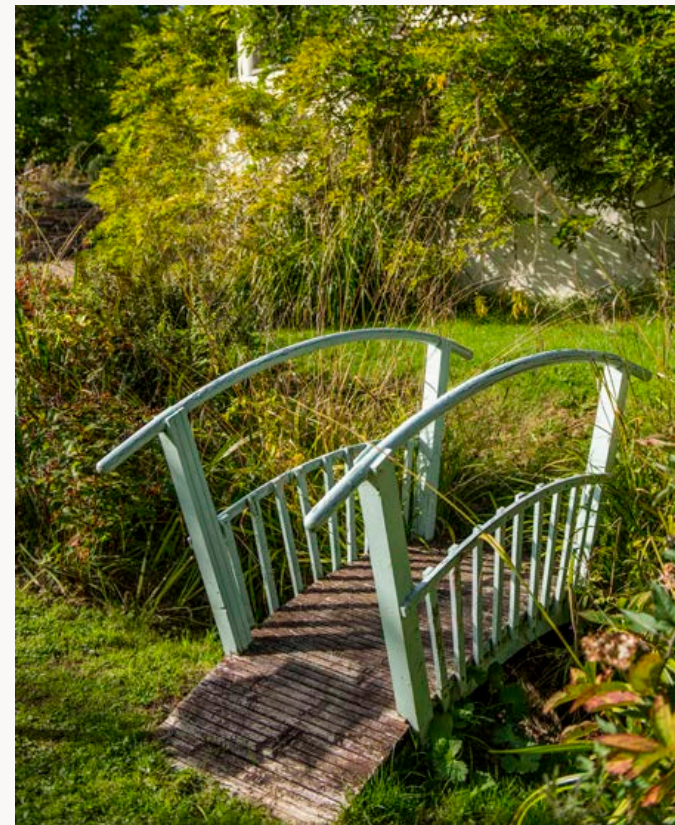
Little Brimley Farm is believed to date back to the 16th century and whilst many of the period features are evident and blend seamlessly with the modern fittings and conveniences the property is not Listed. In recent years, the property has been the subject of a stylish refurbishment where good quality materials and fittings have been the theme of the overall design. The spacious reception hall leads into the property with a cloakroom and a particularly well fitted boot room/utility. The dining room leads off the hall and has architectural timbered beams and uprights Arch leading into the good size drawing room with inglenook style fireplace with wood burning stove. The kitchen is well fitted with a range of panelled fronted floor cupboards

with granite work surfaces and a three oven electric AGA. There is a traditional pantry leading off the kitchen and a step leads up to the breakfast/sitting area with fine inglenook fireplace. A further door leads into an inner lobby and into the sitting room/snug again with fireplace and windows enjoying lovely views. An impressive staircase leads up to the first floor with a long landing leading to the well arranged and spacious bedrooms including a principal bedroom having a good range of fitted cupboards and en suite shower room. There are three further bedrooms and a particularly well fitted family bathroom with bath, wc and shower.









GARDENS & GROUNDS

A particularly handsome pillared entrance and electronically operated gate leads into the gravelled drive passing between well tended lawned gardens, the home paddock and in turn opens out into ample parking. Lavender edged steps lead up to the front of the house and paths lead to either side of the front entrance opening out into good sitting out terraces. Well stocked and landscaped lawned gardens are found to the front of the house and to the east a more natural area of garden being well timbered with an under canopy of abaleas and acers leads to the south east and around to an orchard area with a variety of mature fruit trees. An attractive summerhouse measuring 4.5 x 4m could also provide a home office/studio and there is a ground floor garden store below the eastern most terrace. The drive continues past the house to the handsome American style barn providing five loose boxes, a tack room, store and cloakroom. The all-weather manege measures 45 x 20 metres, has a viewing deck and has further five bar gate leading out into the eastern most paddocks.



PROPERTY INFORMATION

Post Code: TA21 0HL

Services: Mains Electricity and Water. Private Drainage. Oil Fired Central Heating. Solar Panels on the barn roof.

Local Authority: Somerset Council, County Hall, The Crescent, Taunton TA1 4DY

www.somerset.gov.uk

Telephone: 0300 123 2224

Tax Band: F

EPC: C

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.

Directions: (Postcode TA21 0HL)

What3words/// crouches.quilting.zinc

From J26 on the M5 motorway continue signposted to Wellington and at the first roundabout turn first left. Continue on the A38 which by passes Wellington continue on this road bearing left at the next roundabout. Continue and you will find the Beambridge Hotel on

the left, climb Whiteball Hill and on at the top of the hill filter right signposted to Appley, Greenham and Ashbrittle. Take this turning and follow this road through Greenham when you approach Appley turn right signed posted to Stawley. Continue along this road passing The Globe Inn on the left, continue a little further when road descends and the entrance to Little Brimley Farm will be found on the right hand side.

Viewing: By appointment with Jackson-Stops Taunton office: 01823 325 144

Details prepared November 2025 and photographs taken October 2025

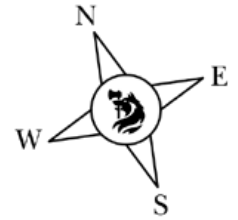
LITTLE BRIMLEY FARM STAWLEY, WELLINGTON, SOMERSET

TOTAL APPROX. FLOOR AREA

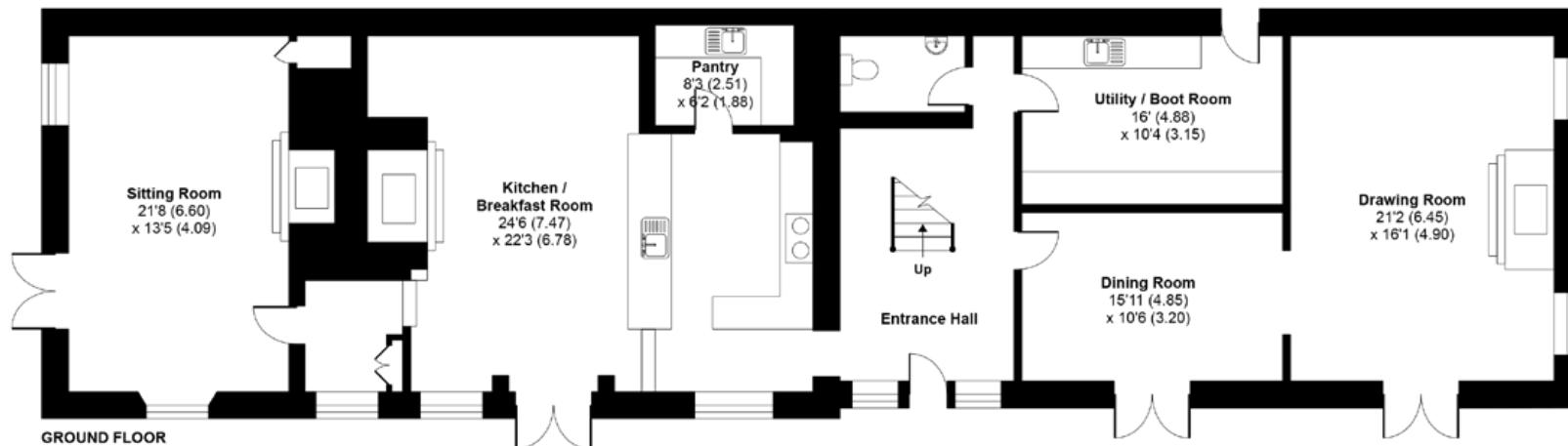
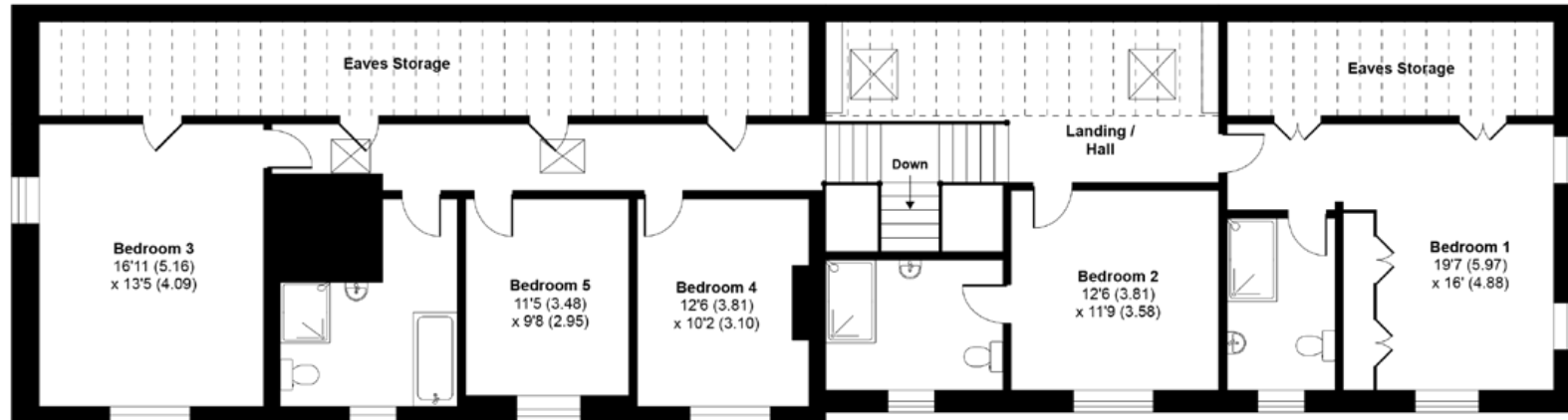
MAIN HOUSE = 3,510 SQ FT / 326.1 SQ M

LIMITED USE AREA(S) = 517 SQ FT / 48 SQ M

TOTAL = 4,027 SQ FT / 374.1 SQ M



Denotes restricted
head height



Sketch plan for illustrative purposes only. All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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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