

Greenhayes Farm

Thorne St. Margaret, Wellington, Somerset, TA21 0EQ

£750,000

EPC: E Council Tax: F Tenure: Freehold Bedrooms: 4 Reception Rooms: 2 Bathrooms: 2

FINE & COUNTRY

KEY FEATURES

Situated in the tranquil hamlet of Thorne St Margaret, Greenhayes Farm is tucked away in a wonderfully private setting, surrounded by approximately 3.6 acres of grounds. With paddocks, a large spring-fed pond and a variety of useful outbuildings, the property offers an appealing lifestyle opportunity for those seeking space, privacy and a taste of the good life, ideal for smallholding, hobby farming, equestrian interests or simply enjoying country living at its best.

The detached house offers well-proportioned, family-sized accommodation, including four double bedrooms, and now presents an excellent opportunity for a new owner to update and modernise the property to suit their own taste and requirements.



















SELLER INSIGHT

“Having moved around various parts of the country through work, it was during our second time of visiting Somerset that we decided this was where we wanted to put down roots. We were looking for a character home with land, somewhere that would allow us to enjoy our lifelong interest in animal welfare.

During our time at Greenhayes, we have had the pleasure of caring for Hebridean sheep, Wiltshire Horns, donkeys and Anglo-Nubian goats. It has been a wonderful and peaceful place for them to live out their lives, with plenty of space and a natural environment in which to thrive.

The wildlife has also brought us enormous enjoyment. We have a resident owl and each year look forward to the return of the swallows and house martins, which have become a much-loved part of the changing seasons at Greenhayes.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



STEP INSIDE

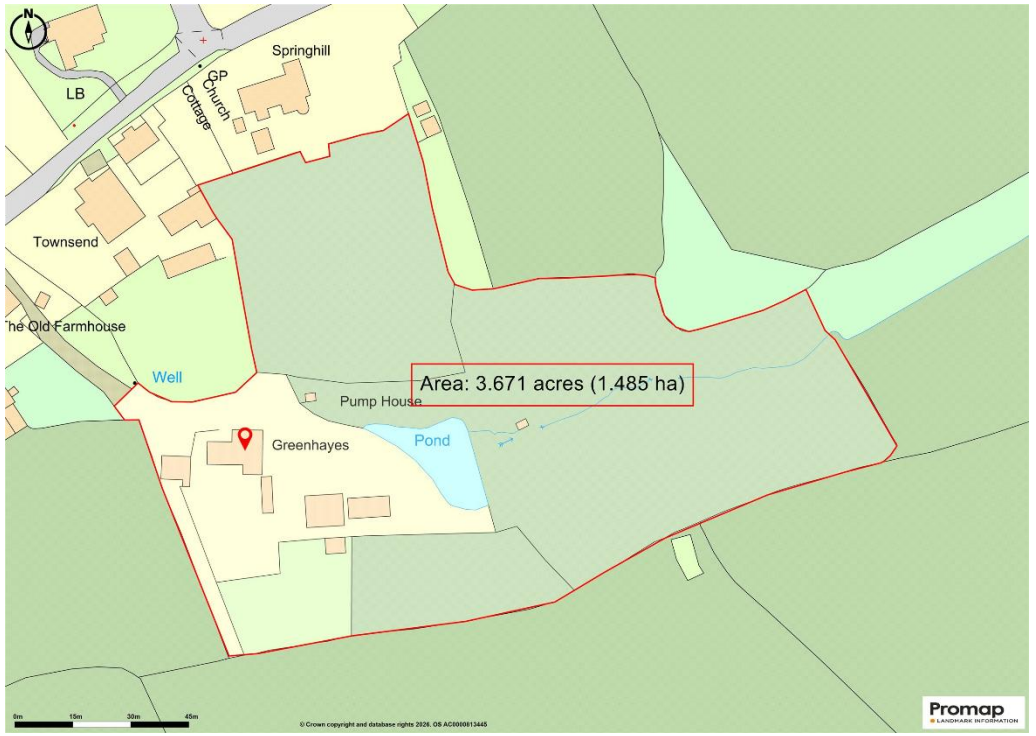
Greenhayes Farm

Believed to date from the mid-18th century, Greenhayes Farm is an attractive period home offering well-balanced accommodation. It is ideally suited to family life or to buyers seeking a character property with space, privacy and further potential, subject to the necessary consents.

The ground floor provides a welcoming and practical layout, with a generous entrance area ideal for boots, coats and country living. The kitchen, complete with an electric Aga, enjoys views over the side garden, while the dining area overlooks the rear gardens, creating a natural connection with the grounds. There are two comfortable reception rooms, both featuring wood-burning stoves and enjoying views across the rear gardens, with the sitting room also opening directly outside.

A ground floor cloakroom and shower room add further convenience. To the first floor, there are four double bedrooms, each enjoying pleasant views over the gardens and grounds, together with a family bathroom.









STEP OUTSIDE

Greenhayes Farm

Set within approximately 3.6 acres, the property offers not only an attractive period home, but also a superb range of gardens, land and outbuildings, creating countless lifestyle opportunities for the next owner. To the side of the house is a detached double garage, approached over a generous driveway providing ample parking and turning space, with access continuing around to the far side of the property.

The gardens wrap around the house and enjoy a private, sunny aspect. Directly to the rear are established areas of lawn, complemented by a variety of mature shrubs, bushes and planting. Toward the top of the garden are productive fruit and bushes, offering genuine scope for those with an interest in growing their own produce or embracing a more self-sufficient lifestyle.

The property also benefits from a wealth of outbuildings each adding to the versatility of the property. These include a feed/garden store and a substantial detached workshop/studio, complete with power, lighting and a wood-burning stove, with a large adjoining potting shed attached to the rear. There is also a stable block comprising two pony-sized stables and an additional store.

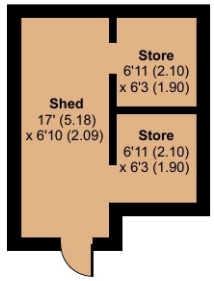
The land is currently divided into three separate paddocks and has, over the years, been used by the owners for donkeys, sheep, goats and chickens. It is private, versatile and well suited to a range of smallholding, hobby farming or lifestyle uses. The top paddock, positioned to the north, has been left unattended and will require cutting back before being brought back into use.

LOCATION

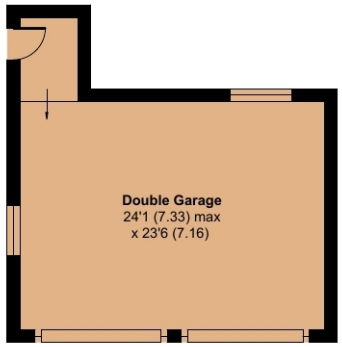
Thorne St Margaret is a peaceful rural hamlet surrounded by beautiful Somerset countryside, offering a genuine sense of escape while still being within reach of nearby towns and everyday amenities. The setting is ideal for those who enjoy country walks, open space and a quieter pace of life, with Wellington, Wiveliscombe and Taunton all accessible for shopping, schooling, transport links and services.

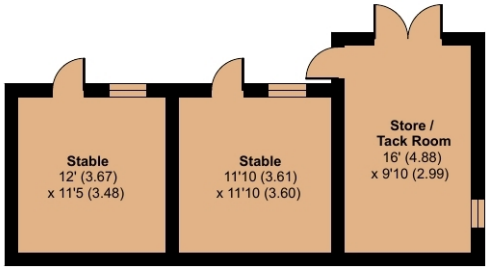
Greenhayes Farm Thorne St. Margaret, Wellington, Somerset, TA21

Approximate Area = 1816 sq ft / 168.7 sq m
Garage = 442 sq ft / 41 sq m
Outbuildings = 1397 sq ft / 129.7 sq m
Total = 3655 sq ft / 339.5 sq m
For identification only - Not to scale

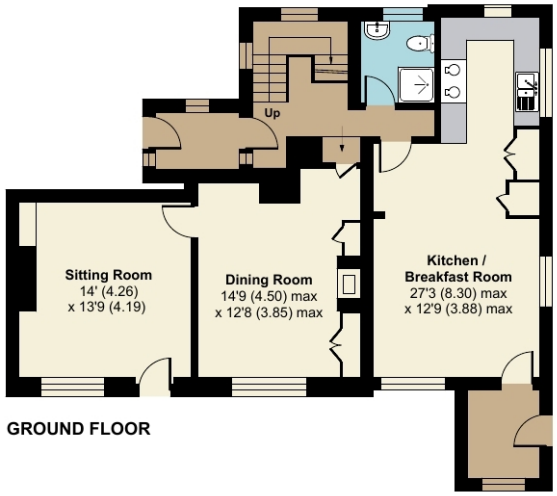


OUTBUILDING 3

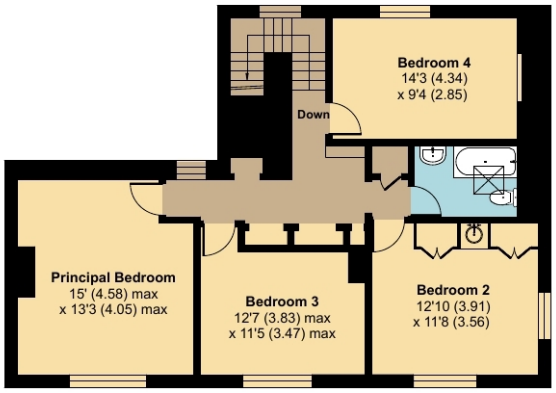




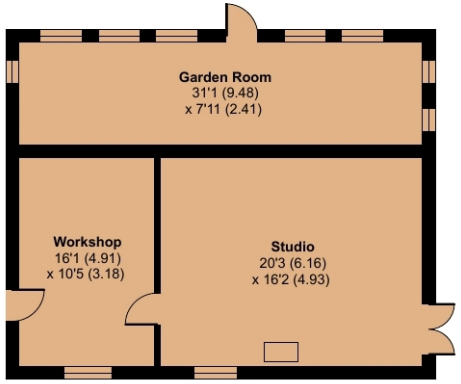
OUTBUILDING 4 / 5 / 6



GROUND FLOOR



FIRST FLOOR



OUTBUILDING 1 / 2

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Webbers Property Services REF: 1484560

FINE & COUNTRY

NOTE & SERVICES

Mains electricity and water – oil fired central heating and private drainage.

We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting https://checker.ofcom.org.uk

NOTE

The owners commissioned a drainage compliance report from WCI in 2026. The existing drainage system does not meet current requirements and will need to be replaced, with estimated costs in the region of £17,000. This may affect a purchaser's ability to obtain mortgage finance, and interested parties are advised to seek appropriate professional and financial advice before proceeding.

DIRECTIONS

Using www.what3words
///rope.admire.wheat

The property is situated at the end of a concealed driveway.

The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.UK

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2019 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 5930387 Registered Office: Country Estates Limited, Carter Court, Midland Road, Hemel Hempstead, Herts HP2 5GE. Printed.
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