WHITEFIELD

gth

WIVELISCOMBE









Whitefield Corner, Whitefield

Wiveliscombe, Somerset, TA4 2UW

Taunton Town 12.3 miles; M5 Junction 26, 11.3 miles; Wellington 8.4 miles

3 | 4 | 2 | 172 Sq m

A striking property occupying an elevated position with breathtaking views over open countryside. In all about 2 acres

Freehold Guide Price £625,000

DESCRIPTION

This attractive property appears to date back to the 1800's and has been extended in the 1930's and fully renovated in 1998. The house enjoys an exceptional hillside location with sweeping views across the Tone valley to the Blackdown Hills. The accommodation has been well maintained enjoying gas fired central heating, UPVC double glazing, Solar PV and Solar Thermal making it economical to run. In brief, it comprises an entrance porch which leads through to the hallway with stairs rising to the first floor, complete with WC. The living room is a particularly enchanting room enjoying a dual aspect with bay window, taking full advantage of the views together with an open fireplace. Adjoining the hall, is a formal dining room again with bay window and a door off leads through to the kitchen, complete with fitted wall and base units, Aga and stainless-steel sink with drainer. A utility room can be found to the rear and French doors lead out to a breakfast room with views over the gardens. Upstairs, to the left is a generous double bedroom with bay window and fitted wardrobes along with a separate single bedroom. The landing accommodates a linen cupboard, shower room, and a door leads through to the master bedroom which is of generous proportions enjoying an ensuite. At present a connecting door leads to what is currently used as a study with walk in dressing room, but a corridor could be constructed to provide additional living

accommodation if required. The loft space is boarded and also has the opportunity to be remodelled to provide extra living space subject to planning permission if required.

To fully appreciate the position and charm of this superb property, a viewing is highly recommended.

OUTSIDE

The property is approached off a quiet country lane to the rear of the house where a tarmacadam apron provides parking for several vehicles and gives access to a detached double garage. The primary gardens lie to the front and enjoy a southerly aspect being predominantly lawned interspersed with a number of mature shrubs, trees and bushes. A sun terrace adjoins the kitchen perfect for alfresco dining and summer entertaining. The gardens continue to the side and are again lawned with a number of raised vegetable beds, glass house and a former poultry shed currently use for storage. The land associated with the property is situated to the south of the house and extends to approximately 2 acres, perfect for agricultural/equestrian or other amenity uses. A separate gated access leads to the public highway along with a dilapidated shed which could be replaced to provide stabling or other similar.

SERVICES & OUTGOINGS

The property is serviced by mains water, new septic tank, solar thermal hot water, PV panels and LPG central heating,

Council Tax: *Somerset Council—Band F.*

SITUATION

The property has a hillside location within the hamlet of Whitefield with exceptional south facing views. Wiveliscombe which is a former market town lies just over a mile away where an excellent range of local amenities can be found. The county town of Taunton is approximately 12 miles and Wellington being about 8 miles. Both towns provide access to the M5 motorway with Taunton having a mainline intercity rail link, London Paddington being about 1hr45 minutes away. The property is also well located for easy access to the Exmoor National Park and the Quantock Hills which are designated Areas of Outstanding Natural Beauty. The northern coastline is within driving distance.

DIRECTIONS

What3words:///lamppost.limit.blown







ADDITIONAL INFORMATION

Broadband: FTTP—Ultrafast broadband is available—highest available download speed 1000 Mbps, highest available upload speed 1000 Mbps. (Openreach).

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a VERY LOW RISK from River/ Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).







VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

13 Hammet Street, Taunton, Somerset, TA1 1RN

Email: residential.taunton@gth.net

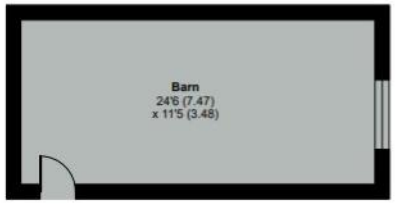
Tel: 01823 277121 | Ref: TAU260069

GREENSLADE TAYLOR HUNT
www.gth.net

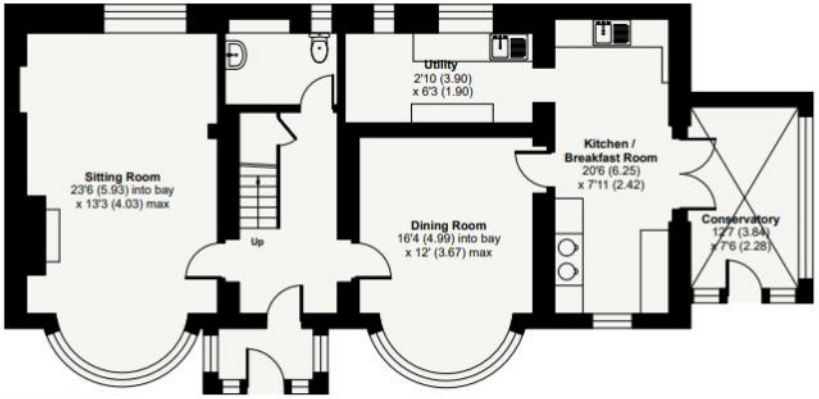
Whitefield, Wiveliscombe, Taunton, TA4 2UW

Approximate Area = 2076 sq ft / 192.8 sq m
Garage = 355 sq ft / 32.9 sq m
Outbuilding = 280 sq ft / 26 sq m
Total = 2711 sq ft / 251.7 sq m
For identification only - Not to scale

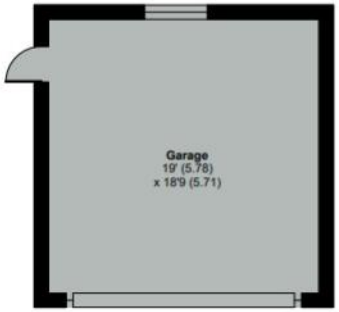


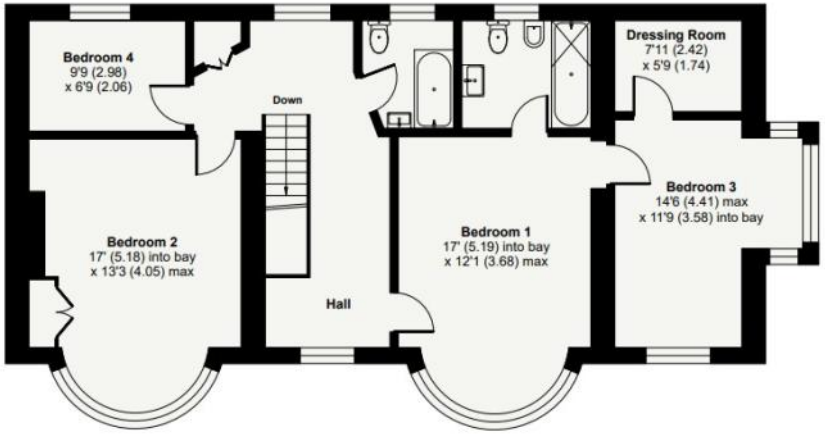


OUTBUILDING

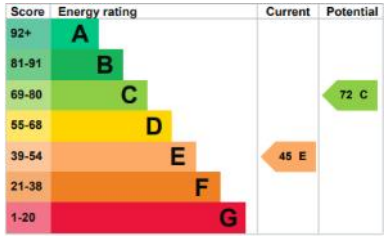


GROUND FLOOR





FIRST FLOOR



IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.


Rock
Cottage
167.1m
GP
Whitefield
Corner
162.0m
Pond
Whitefield
Farm
Whitefield
Pond
154.5m
The Bank Barn







