



PARK HOUSE

Bickenhall - Taunton - Somerset



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Bickenhall - Taunton - Somerset - TA3 6TZ

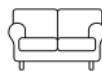
Taunton 7.2 miles; M5 (J25) 6.9 miles; Ilminster 6 miles; Wellington 12.9 miles



A commanding Grade II Listed farmhouse set in an idyllic rural position, enjoying far reaching views across open countryside, complemented by a traditional courtyard of stables, ménage and approximately 11.75 acres.

Further land available by separate negotiation.

Freehold Guide Price £1,395,000



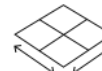
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319 Sqm

Viewing by appointment only through the Sole agents:

Greenslade Taylor Hunt, 13 Hammet Street, Taunton, Somerset, TA1 1RN

Tel: 01823 277121 Email: residential.taunton@gth.net Ref: TAU240177

A STRIKING GRADE II LISTED FARMHOUSE WITH EQUESTRIAN FACILITIES AND LAND

SITUATION

Park House occupies a rural location on the edge of the much sought after hamlet of Bickenhall which lies some 7 miles to the south of the county town of Taunton near to the larger villages of Hatch Beauchamp and Staple Fitzpaine.

It occupies a quiet and attractive location reasonably close to the foot of the Blackdown Hills, which are designated as an Area of Outstanding Natural Beauty. It is readily accessible from the A358 Taunton to Ilminster road which runs approximately 1 mile away and provides good links to the north of Taunton including the M5 interchange as well as Ilminster to the south where the A303 can be joined.

Local facilities include primary schooling at Hatch Beauchamp and Thurlbear (Stoke St Mary) with a good local pub at Staple Fitzpaine. Taunton is easily accessed where a wide range of shopping, recreational and scholastic facilities can be found including several noted public schools.

Both Exeter and Bristol international airports are less than an hour's driveway.

DESCRIPTION

This imposing Georgian farmhouse was formerly part of the Crown Estate and now offers prospective purchasers a rare opportunity to acquire a superb country residence in an idyllic rural setting. Positioned at the end of a long private driveway, the property enjoys complete privacy and seclusion whilst commanding panoramic views over the surrounding countryside.



The property is accompanied by a beautiful courtyard of traditional stables, a recently constructed ménage and approximately 11.75 acres of free-draining pastureland, making it ideally suited to a family with equestrian interests or those seeking a smallholding lifestyle.

Constructed of rendered stone elevations beneath a pitched slate roof, the farmhouse displays many attractive features synonymous with the Georgian era, including generous room proportions, high ceilings, sash windows and pleasing symmetry throughout. You enter via a formal entrance porch leading into a welcoming reception hall with staircase rising to the first floor. Arranged symmetrically on either side of the hall are two elegant reception rooms, both enjoying dual aspects and open



fireplaces. Adjoining is a versatile playroom, together with a newly refurbished utility fitted with a befitting range of base units and cupboards.

A handsome drawing room is a particularly attractive feature of the house, centred around a beautiful open fireplace incorporating a wood-burning stove. To the rear is a generous kitchen/dining room, fitted with a range of modern units incorporating several integral appliances, together with exposed flagstone flooring and an attractive open fireplace. Completing the ground floor accommodation is a practical wrap-around boot room now in need of renovation.

On the first floor, a spacious and light-filled landing provides access to all five double bedrooms. The principal bedroom benefits from ensuite facilities, whilst the remaining bedrooms are served by a stunning family bathroom featuring a freestanding bath and high-quality fittings. All the bedrooms enjoy far reaching views of open countryside.

OUTSIDE

GARDENS AND GROUNDS

The property is approached over a long private driveway leading to a substantial hardstanding providing ample parking and turning space for numerous vehicles.

The gardens immediately surrounding the house are predominantly laid to lawn enclosed by attractive stone walling. Nestling in the far corner is a charming walled vegetable garden, great for self sufficiency. The grounds offer a blank canvas for purchasers wishing to create and landscape formal gardens to their own requirements and tastes.

OUTBUILDINGS

Situated to the west of the farmhouse is an impressive courtyard of traditional stables arranged around a concrete yard, providing excellent facilities for those with equestrian interests. The buildings may also offer potential for alternative uses, subject to obtaining the necessary planning consents.

A modern clear-span barn (shown hatched purple on the attached plan) forms part of the sale. However, purchasers should note that a covenant exists within the title documentation granting the adjoining landowner the right to request removal of the barn should it be required in connection with a future planning application. Further details are available from the Selling Agents.

THE LAND

The land comprises five enclosures of level and gently sloping pasture, bounded by mature hedgerows and benefiting from a natural stream. The land is well suited to livestock grazing and equestrian use and is complemented by an excellent outdoor riding arena. In all, the property extends to approximately 11.75 acres.

ADDITIONAL LAND

Further land extending to approximately 8.28 acres is available by separate negotiation (shown shaded blue on the attached plan).

SERVICES & OUTGOINGS

We understand that mains electric, water and drainage to a septic tank. Oil central heating.

Council Tax: Somerset Council—Band F.

DIRECTIONS

What3words:///alien.equipping.hovered

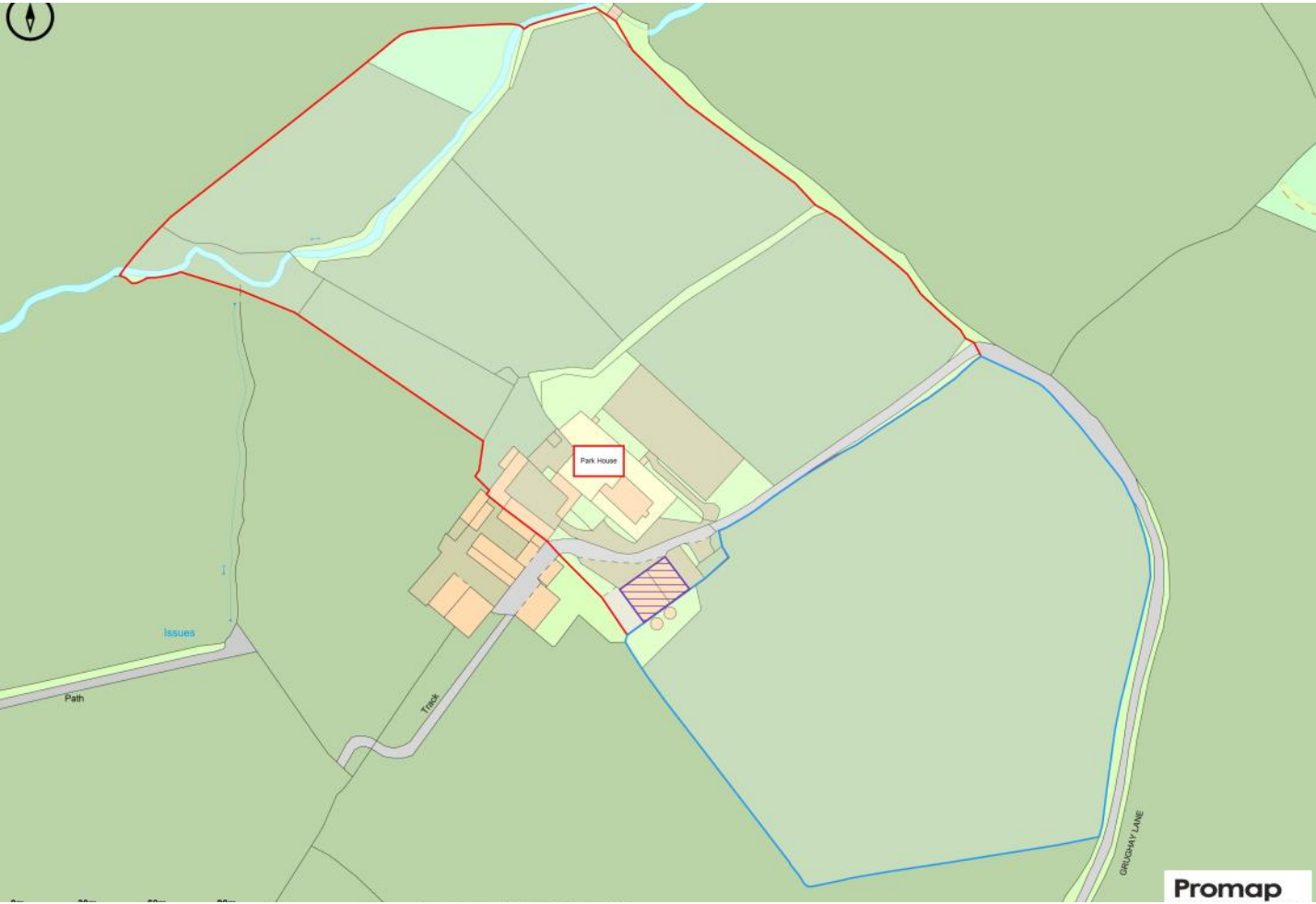
ADDITIONAL INFORMATION

Broadband: Starlink

Mobile Coverage: 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%).

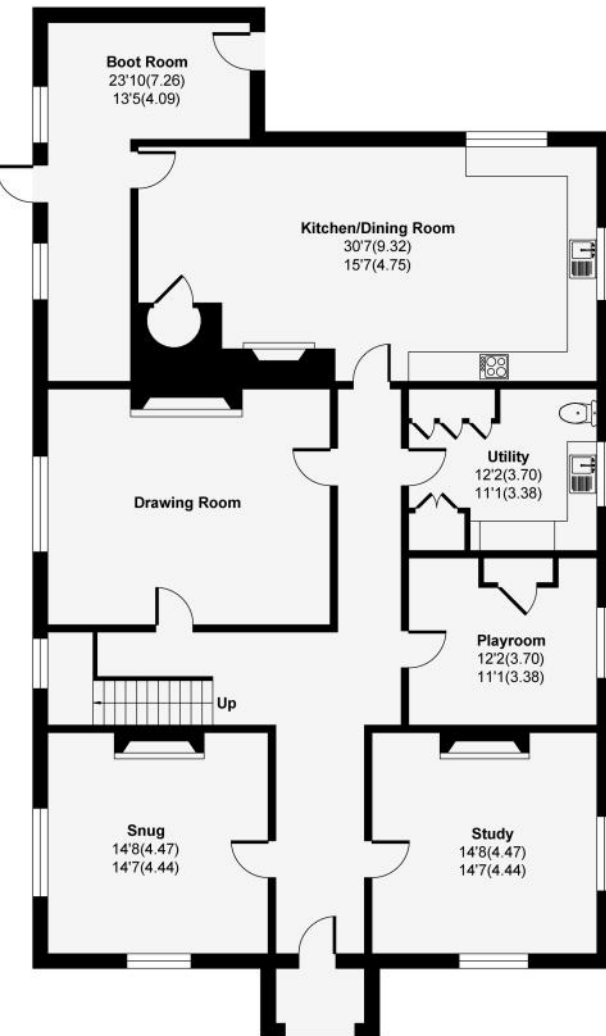




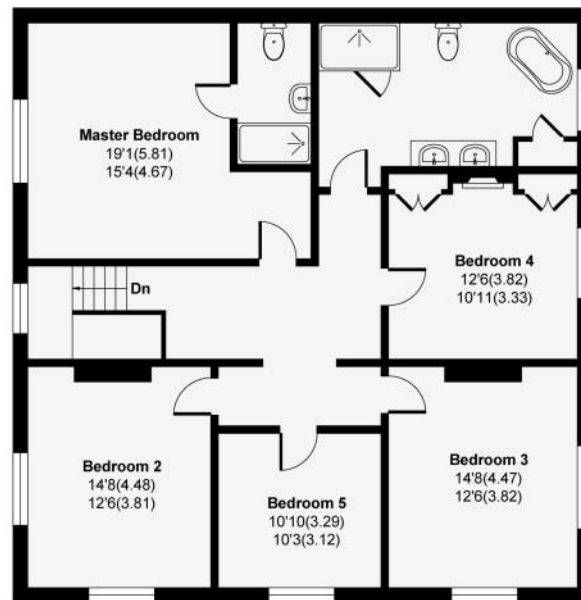
Park House, Bickenhall, Taunton, Somerset, TA3 6TZ

Approximate Area = 3428 sq ft / 318.5 sq m

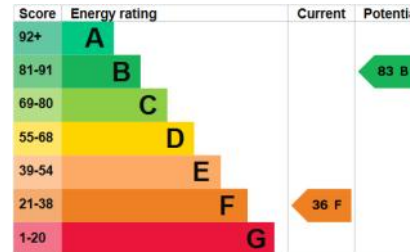
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GROUND FLOOR



FIRST FLOOR



Floor plan Produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenslade Taylor Hunt.



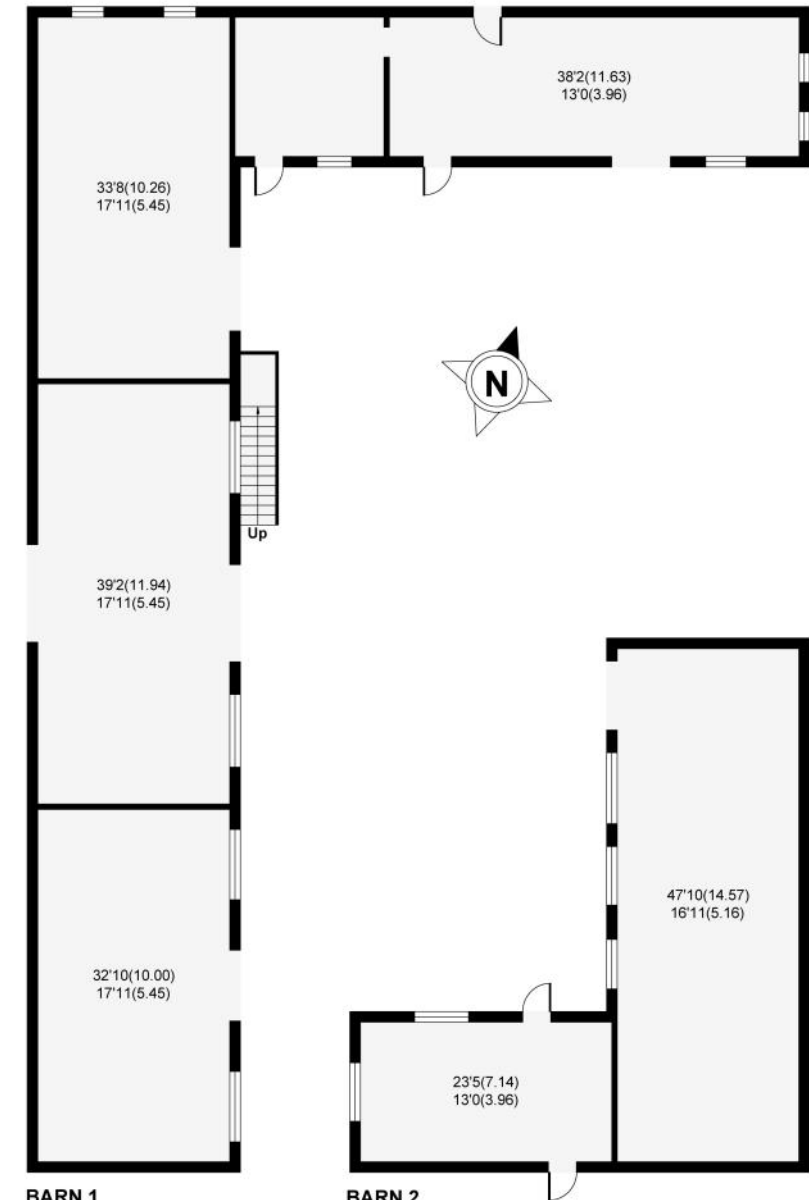
IMPORTANT NOTICE

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.

Park Farm, Bickenhall, Taunton, Somerset, TA3 6TZ

Approximate Area = 3715 sq ft / 345.17 sq m

For Identification Only - Not to scale



BARN 1

BARN 2

