

BROOKFIELD FARM

BLAGDON HILL, TAUNTON, SOMERSET

JACKSON-STOPS

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A spacious detached period residence with useful paddock occupying an appealing setting in this favoured village.



DISTANCES/TIMES (approximate)

TAUNTON 4.5 MILES
WELLINGTON 7 MILES
HONITON 14 MILES
ILMINSTER/A303 12 MILES
EXETER 32 MILES
BRISTOL 53 MILES
TAUNTON TRAIN TO LONDON PADDINGTON
1.45 HOURS ON THE FAST SERVICE

FEATURES

- Entrance Porch
- Reception Hall
- Sitting Room
- Snug
- Conservatory
- Dining Room
- Kitchen/Breakfast Room
- Cloakroom
- Side Lobby leading to a Workshop,Laundry/Boot Room and Boiler Room
- Galleried Landing
- Four Double Bedrooms
- Bathroom
- Useful Boarded Attic
- Double Garage
- Original Stone Stables
- Ample Parking
- Level Gardens
- Paddock
- In all approaching 2 Acres



LOCATION

Standing in the highly sought after village of Blagdon Hill and within close proximity of the Blackdown Hills, an area of outstanding natural beauty. The village offers a local inn and playing fields with the nearby villages of Staplehay and Trull offering further local amenities. The County Town of Taunton is a little over four miles distant and provides a good shopping centre along with excellent recreational and scholastic facilities. Taunton has become increasingly popular over the years for its excellent communications with a mainline railway station having a fast service to London Paddington estimated to arrive within one hour forty five minutes and the M5 motorway (J25) providing fast access to the rest of the country. Access to the A303 is a little over ten minutes' drive away.

THE PROPERTY

Believed to have been built in the Edwardian period, Brookfield Farm provides a most appealing opportunity to acquire a spacious family home with the potential for a new owner to remodel, upgrade or possibly extend (subject to any necessary consents). In brief the property comprises a reception hall, a sitting room with open fireplace and box bay window, there is a snug with a log burner and door then leading to a modern conservatory with natural stone plinth. The dining room has a matching box bay window and parquet flooring whilst the kitchen/breakfast room has a larder and door to a side passage which connects to a useful workshop, a large laundry/boot room and a boiler room. The ground floor also features a cloakroom whilst on the first floor is a galleried landing leading to four double bedrooms all enjoying an appealing aspect to fields, a bathroom with shower cubicle and stairs then rising to a very useful part boarded attic space with good head height.

GARDENS AND GROUNDS

A driveway from the village road leads via a five bar gate to ample parking with turning area and an detached double garage. The front gardens are laid mainly to level lawns with some natural stone walling and herbaceous beds with a south facing patio in front of the workshop. An interesting stone archway leads to the large side and rear gardens which are again laid mainly to lawn with trees, an area of stone chippings, garden stores and old stone stables providing useful storage. A further five bar gate leads to a useful paddock. In all it is estimated that the total plot approaches approximately two acres.

LOCAL DIRECTIONS: (POST CODE: TA3 7SL)

What3Words///ropes.playful.cavalier

From the centre of Taunton proceed southwards along Honiton Road, continue past Queens College on the right and continue through the villages of Trull and Staplehay. Proceed out of the villages and on to Blagdon Hill where you carry straight through the village and having just passed the turning on the left to Adcombe Close and the post box, a driveway on the right just past Harcott House then lead to Brookfield Farm.



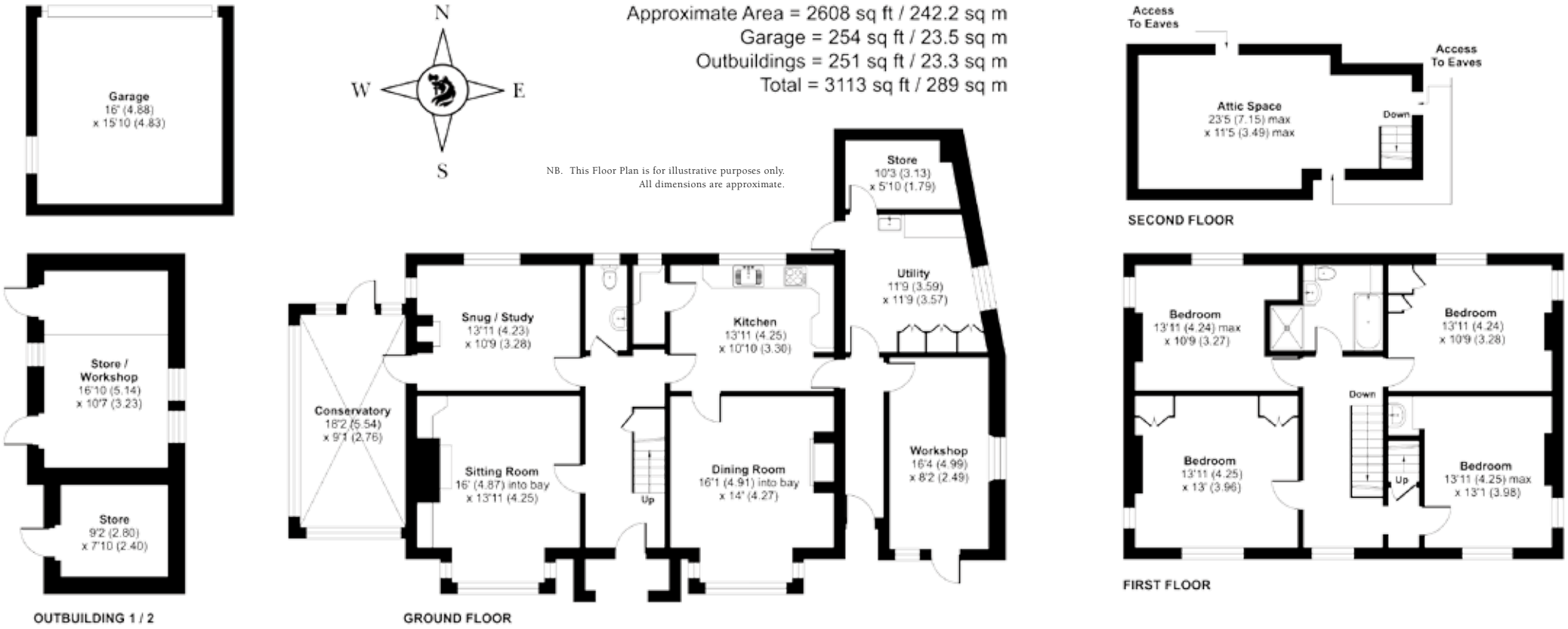












PROPERTY INFORMATION

Post Code: TA3 7SL.
Services: Mains Water, Electricity and Drainage. Oil Fired Central Heating.
Council Tax Band: **G**. **EPC Rating: D.**
Local Authority: Somerset Council, County Hall, The Crescent, Taunton, TA1 4DY. Telephone: 0300 123 2224. www.somerset.gov.uk
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: By appointment with the sole agents Jackson-Stops, Taunton office. Telephone: 01823 325144.
Photographs taken and Details prepared October 2026.
For sale by private treaty with vacant possession on completion.

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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