

# Meads Orchard

Beercrocombe, Taunton, Somerset



Jackson-Stops  
& Staff



People **Property** Places







A beautifully presented farmhouse style family house with a good parcel of land set on the edge of the village

## Features

- Porch
- Entrance Hall
- Cloakroom
- Sitting Room
- Dining Room
- Orangery
- Well-Fitted Kitchen / Breakfast Room with Four Oven Aga
- Utility
- Principal En Suite Bedroom
- Study
- Three Further First Floor Bedrooms
- Family Bathroom
- Two Second Floor Bedrooms (One En Suite)
- Detached Double Garage
- Ample Parking
- Kitchen Gardens
- Stabling with Three Loose Boxes
- Workshop / Store
- Deep South Facing Terrace
- Extensive Lawned Gardens
- Gently Sloping Paddocks

**In all about 1.293 hectares (3.195 acres)**



## The Property

This particularly handsome farmhouse style property has a mellow stone façade and a traditional entrance porch. Well decorated throughout, the accommodation offers particularly good reception space, including a double reception room which provides a sitting room and a dining room beyond glazed double doors. There are further doors from

the sitting room into a beautifully designed and built David Salisbury orangery enjoying lovely views and having French doors out onto a terrace. Including the breakfast room and kitchen, the whole ground floor provides excellent entertaining space. The bedrooms are all of a good size and include principal bedroom with an en suite

bathroom with shower, which has recently been refitted, together with a well-fitted family bathroom and three further bedrooms. Two further second floor bedrooms have been cleverly designed incorporating the roof space and both enjoy good outlooks. The property has good renewable energy credentials having fifteen PV solar panels.



## The Location

Meads Orchard occupies an enviable setting on the edge of the village and backs onto beautiful unspoilt land within the Vale of Taunton Deane. The village itself has an ancient Church and is mentioned in the Domesday Book under its previous name 'Bere'. Nearby villages include Curry Mallet and Hatch Beauchamp, which boast typical village amenities including a school, inn, a post office and general store. The County Town of Taunton is situated approximately eight miles away and has a good shopping centre and recreational facilities, including the Somerset Cricket Ground and an excellent range of independent schools. Other schools nearby include Sherborne, Millfield, Wells Cathedral School, Kings School Bruton, Blundell's at Tiverton and Exeter Cathedral School. For those with equestrian interests regular meetings are held at Taunton Racecourse, Wincanton and Haldon Hill, Exeter. There are packs of foxhounds and staghounds throughout the area with regular

Point to Point meetings and thriving pony clubs. For the keen golfer there are several golf courses in Taunton, Pickering, and others at Enmore, Tiverton, Honiton and Berrow.

## Communications

Beercrocombe is well placed for excellent communications, the A358 being within a couple of miles providing fast and easy access to the A303 at Ilminster, with direct access to London and Exeter. The M5 motorway at Taunton (Junction 25) also provides a fast route to Exeter, Bristol and The Midlands. The main line station at Taunton provides trains to London Paddington, scheduled to arrive within an hour and forty five minutes on the fast service. Both Bristol and Exeter airports are within easy reach and provide regular flights to the continent and The USA and for those wishing to travel to the continent by ferry, there are ports at Plymouth and Southampton.

- M5 (J25) 6 miles
- Taunton 8 miles
- A303 at Ilminster 5.5 miles
- Exeter 40 miles
- Bristol 47 miles

(All mileages approximate)

## Gardens and Grounds

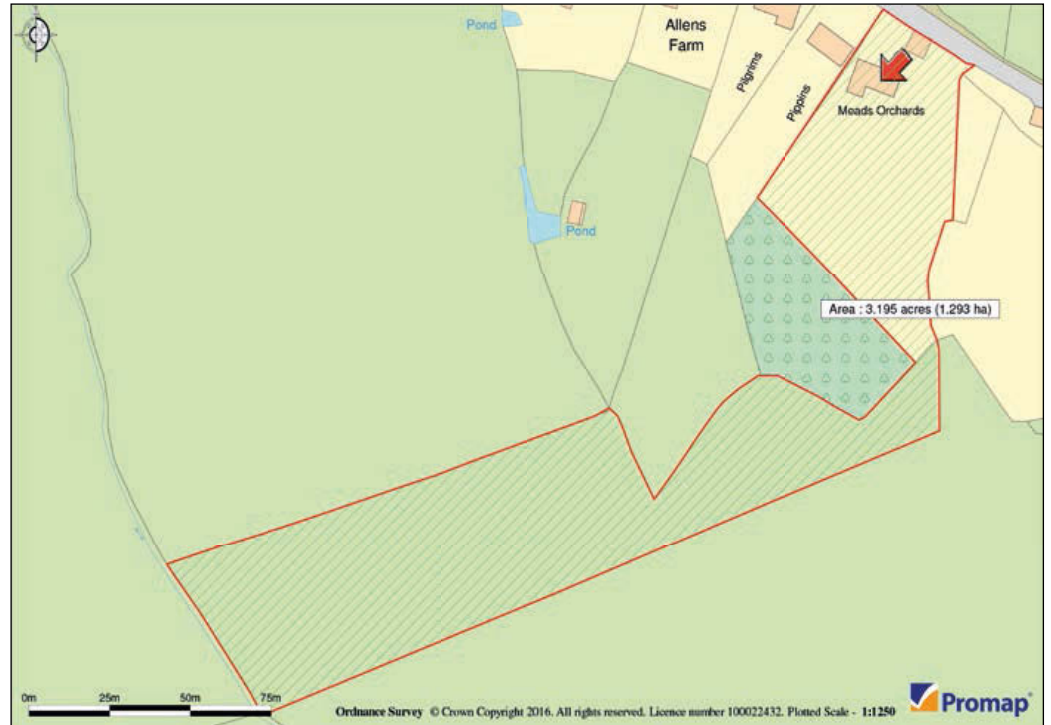
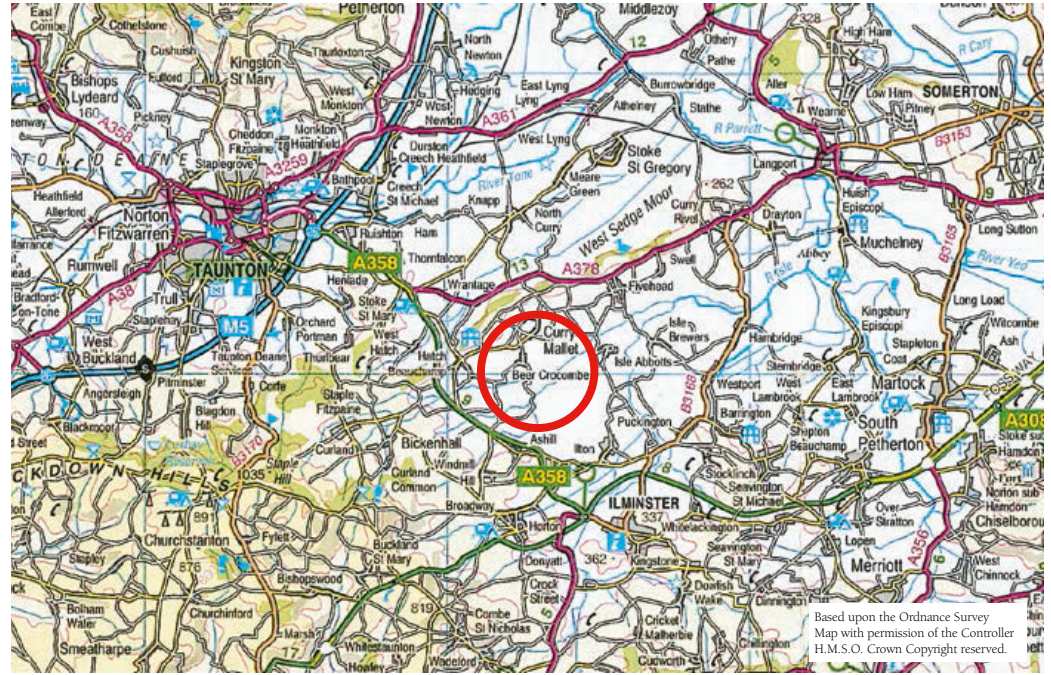
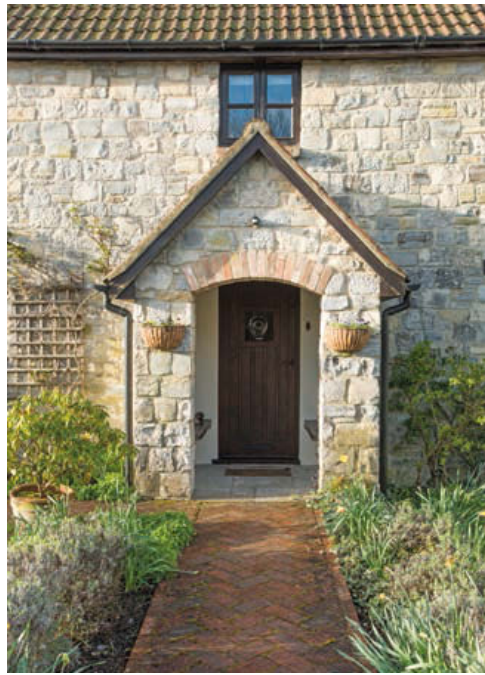
A drive leads in from the village lane and opens out to provide **Ample Gravelled Parking** in front of the **Detached Double Garage**. A herringbone brick path leads to the entrance porch and has small lawned areas to either side edged with well-stocked flower beds. A further drive leads into a grassed area with a fig tree and flowering cherry and provides **Additional Parking** for a caravan, horse trailer, etc. An extensive lawned area stretches out to the south, edged with beech and laurel and interspersed with a variety of fruit trees. There is a

**Deep Terrace** immediately to the rear of the house providing good summer entertaining space. A **Kitchen Garden** with a number of raised beds is enclosed with further beech hedging and a number of espaliered apple trees along the southern edge. A **Timber Built Stable Block**, which includes three loose boxes, is adjoined by a **Workshop / Store**, which could provide an ideal tack room. A **Secondary Drive** leads into the east side of the property and provides access down to the traditional five bar gate and into the gently sloping **Paddocks** that stretch out to the south (the grass track also provides access for two neighbours to access their adjoining fields). A **Further Area of Kitchen Garden** lies to the west of the property where there is an aluminium framed **Lean-to Greenhouse**, measuring approximately 2.44m x 3.05m (8ft x 10ft). **In all the gardens and grounds amount to about 1.293 hectares (3.195 acres).**

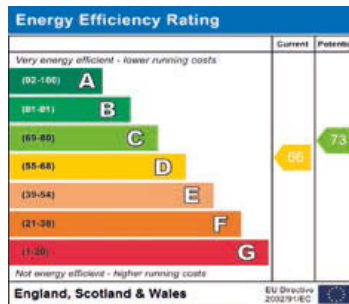












**Approx. Gross Internal Area:**  
 2948 sq ft 273.8 sq metres  
 (Excludes Restricted Head Height  
 & Outbuilding / Includes Garage)

## Property Information

**Postcode:** TA3 6AG

**Services:** Mains electricity, water and drainage.  
 Oil fired central heating. Oil fired Aga.

**Local Authority:** South Somerset District Council  
 The Council Offices, Brympton Way, Yeovil, Somerset BA20 2HT  
[www.southsomerset.gov.uk](http://www.southsomerset.gov.uk)  
 Telephone: 01935 462462

**Tax Band:** G

**Contents, Fixtures and Fittings:** Unless specifically mentioned as included in these particulars, all contents, fixtures and fittings, garden ornaments and statues, carpets and curtains are specifically excluded from the sale. Certain items may be available by separate negotiation.

## Local Directions

(Post Code: TA3 6AG)  
 From the M5 take the Taunton exit (J25) and proceed eastwards towards Ilminster on the A358. Continue straight on at the Thorn Falcon traffic lights and just after descending the hill turn left sign posted to Hatch Beauchamp. On entering the village you will see the village inn immediately in front of you, turn left at this junction sign posted to Beercrocombe and Curry Mallet. Continue along this road for about 1 mile and take the turning on the right sign posted to Beercrocombe. Proceed into the centre of the village where the road bears to the left, passing a village green on the right. Continue round to the left and you will see Meads Orchard on the right hand side.

## Viewing

Only by appointment with Jackson-Stops & Staff.  
 Tel: 01823 325144

Details prepared April 2016 & photographs taken March 2016

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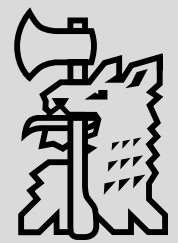
Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



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