Farthingdown
Holywell Lake, Wellington, TA21 0EH
Wellington 3.5 miles M5 (J26) 5 miles

- Kitchen/Breakfast Room
- 4 Reception Rooms
- 6 Bedrooms
- Possible Annexe
- Beautiful Gardens and Grounds
- Extensive Garaging and Studio
- Stables and Workshop
- About 2.2 Acres.

Guide price £735,000

SITUATION
Farthingdown Coombe is located on the edge of the popular hamlet of Holywell Lake, with its well-regarded public house/restaurant. The nearby town of Wellington is within 3.5 miles and offers an excellent range of shopping, recreational and scholastic facilities, together with easy access to the M5 motorway situated on the eastern outskirts of the town.

The County Town of Taunton is within 10 miles of the property where an even greater selection of facilities can be found. Tiverton Parkway Railway Station can be found alongside junction 27 of the M5 motorway which is approximately 5 miles to the west. Exeter is also within an easy commute with its Airport situated on the outskirts of the City.

DESCRIPTION
This individually designed country house has been built in the style of a French Chateau in an elevated position, enjoying fine views over the surrounding countryside. The entire lower ground floor is suitable as ancillary accommodation for extended family, if required, or as the vendors are currently using it, as additional rooms to the main house.

The gardens and grounds extend to 2.2 acres and are very usable. The property is accessed via a primary driveway leading to an extensive parking and turning area, along with two further drives; one leading to the paddock. There is an outdoor pool, which requires completion. There is also various garaging and sheds including a stable block and adjoining field.

ACCOMMODATION
As illustrated on the floorplan the accommodation is very flexible and arranged over four floors.

A timber arched door opens to the entrance hall with a sweeping staircase to the first floor and a further staircase leading to the lower ground floor accommodation and a tiled floor, which is continued throughout the ground floor.

Enjoying the wonderful outlook is the well-appointed kitchen/breakfast room, including an extensive range of floor and wall units, granite work surface, Belfast sink and space for a Range style cooker and appliances. The predominant reception rooms are the sitting room and dining room, both enjoying the views. The sitting room has a recessed Villager woodburning stove, on a slate hearth with beam over, and an adjoining glazed sun room.
with French doors opening to the garden. The ground floor also benefits from a study and cloakroom.

There are four bedrooms on the first floor and the family bathroom. The principal bedroom has an en-suite shower room with a fully tiled double shower cubicle, wash hand basin and low level WC. The family bathroom has been fitted with a luxurious suite, including a free-standing ball and claw roll top bath with shower attachment and large porcelain sink.

From the fourth bedroom there is a staircase leading to the second floor, which is a large open eave space, ideal as an extension to a childs bedroom for games and playing or just simply for storage. Beyond is a door leading to a further small attic room housing the hot water tank.

The vendors have currently incorporated the lower ground floor into their main living accommodation, with a further continuation of the tiled floor. The space provides a utility room, with a further range of units, granite work surfaces, Belfast sink and space for appliances, and a large reception room with an attractive oak floor and sliding doors. There are 2 further bedrooms, currently being used as a dog room and gym, along with a shower room. There is separate access which easily lends this space for ancillary accommodation, which has previously been used for extended family.

GARDENS AND GROUNDS
The gardens have been cleverly sectioned into individual areas, including paved patios, raised lawn with water feature and two ponds, a large sun terrace and a productive kitchen garden. There is also an extensive lawned area running down to the stream with a selection of fruit trees and protected by stockproof post and rail fencing.

There is a swimming pool requiring completion, however the pool liner is available. The surrounding area is fully paved and is walled along two sides. From here a pathway leads up to a small amenity area, to the rear of the garage block, which is a further lawned area including a mature oak tree and raised beds stocked with a fine selection of soft fruits and asparagus.

A five bar timber gate leads into the adjoining paddock, which is gently sloping and partly bordered by stockproof fencing with separate road access.

OUTBUILDINGS
Situated to the east of the house, and at the top of the driveway, can be found a selection of outbuildings including stable block, currently used as storage, comprising two stables (each measuring 12'6 x 11’) connected with water, light and power. Close by can be found a useful garden shed (13'9 x 10’), again, with water, power and light and adjoining wood shed (19’8 x 12’1).

Besides the parking area is the garage block/workshop (measuring 31’4 x 20’6) with electric roller doors and power and light connected. There are three windows to the side and personal door to rear. There is also a staircase leading to a useful fully boarded studio room with four velux roof lights and windows to both gables.

There is also a field shelter (13’5 x 12’9) in the paddock, of timber construction set beneath a GI roof with overhang and adjoining pump room, connected with water and electric (16’6 x 6’3).

SERVICES
Mains water, electricity and drainage are connected. Oil fired central heating.

VIEWING
Strictly by appointment with the vendor’s selling agents, Messrs Stags, Wellington Office.

DIRECTIONS
From Wellington head in a westerly direction towards Tiverton and after approximately 3 miles the Beambridge Inn will be seen on the left hand side. Turn right signposted Holywell Lake and continue to the crossroads turning right down into the village. Just before the public house turn sharp left into Farthingdown and after approximately 200m the entrance way to Farthingdown Coombe will be seen on the right hand side.
These particulars are a guide only and should not be relied upon for any purpose.