



STAGS

Appley Court Farm

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Appley, Stawley, Wellington, TA21 0HJ

Wellington 5 miles. M5 (J26) 6 ½ miles. Taunton 12 miles.

- Grade II Farmhouse
- Ancillary accommodation
- Stone Barn with planning permission
- Modern Agricultural Building
- Beautiful gardens
- Productive Pasture
- Broadleaf Woodland
- Approx 47.49 Acres

Offers in excess of £925,000

Situation

Appley Court Farm is situated in a rural, yet accessible, location within the popular hamlet of Appley, with the Globe Inn Public House and primary school. Wellington is within 5 miles and offers a good range of day to day facilities. The county town of Taunton and the cathedral city of Exeter are both within an easy drive and offer a greater range of shops, amenities, sixth form Colleges and Exeter University. Communication links are fantastic in the area, with the M5 motorway easily accessible at junctions 26 and 27 and mainline rail stations at Tiverton Parkway and Taunton having regular services to London Paddington.

Description

Believed to date from the 17th century, Appley Court Farm comprises a Grade II listed Somerset longhouse and an attached converted former cider house, providing an extensive and attractive family home. The former cider house is currently incorporated as part of the main accommodation, although it easily lends itself to be a self-contained two bedroom annexe. The property offers a wealth of character, including large inglenook fireplaces, exposed ceiling timbers and also original plank and muntin screen with further exposed wall timbers. The farmhouse kitchen has been beautifully appointed with hardwood work surfaces, antique pine cupboards and drawers and an inglenook fireplace with inset four oven Aga.

Outside are attractive gardens to the front and to the rear a large yard area with useful outbuildings, including former wagon barn and a substantial and versatile modern agricultural building. The land extends to approximately 47.49 acres including a substantial area of broadleaf woodland.

Accommodation

ENTRANCE CANOPY with oak boarded door leading to ENTRANCE LOBBY with exposed ceiling beams and door to dining room. Opening leading into SITTING ROOM with a superb inglenook fireplace with exposed stonework with beam over. Leaded window to front and further window to rear. Exposed ceiling beams. Door to drawing room and hallway. DINING ROOM with large open stone fireplace with beam over and exposed ceiling beams. Leaded window to front. FARMHOUSE KITCHEN comprising double ceramic sink. Adjoining wooden draining boards, an extensive range of hardwood work surfaces with antique pine cupboards and drawers beneath. Built in oven and hob. Island unit with marble worktop with cupboards and drawers beneath. Large inglenook fireplace with exposed stonework with inset four oven oil fired Aga on a slate hearth. Original bread oven with recess to one side. Cut limestone flooring flowing throughout and window seat. Heavily beamed ceiling, timber and glazed door to front and 2 leaded windows with views to both front and rear. Door to REAR HALL with cut



A flexible residential holding in a favoured hamlet, with outbuildings and grounds extending to 47.49 acres.





limestone floor, door to rear and secondary staircase to first floor. HALLWAY comprising ceramic tiled floor, exposed beams, recessed shelf and stairs to first floor. STUDY with leaded window to rear. LAUNDRY ROOM with space for appliances. Ceramic tiled floor, factory lagged copper cylinder with immersion heater. Leaded widow to rear and oil fired boiler supplying domestic hot water and central heating. Adjoining CLOAKROOM with low level WC, wash hand basin. DRAWING ROOM A superb room with large inglenook style fireplace with exposed stonework with beam over and inset Villager woodburner stove on a slate hearth. Original plank and muntin screen and further exposed wall timbers. 2 ceiling beams, Wide staircase leading to first floor with useful cupboard beneath. Door to: UTILITY well fitted and comprising Belfast sink with brass mixer taps over. Adjoining worktops with cupboards and drawers beneath. Space for cooker and dishwasher. Leaded window and door to side.

First Floor

LANDING with built in corner cupboard. Leaded window to rear and door with steps leading to a large boarded attic room with a small gable end window. BEDROOM 1 with leaded window to front. Open fireplace and door to: JACK AND JILL SHOWER ROOM comprising fully tiled shower cubicle, low level WC and pedestal wash hand basin. Door to BEDROOM 2 with leaded window to front. Large walk in wardrobe, built in cupboard. Connecting door to Jack and Jill shower room. FAMILY BATHROOM comprising panelled bath. Pedestal wash hand basin and close coupled WC. Sloping beamed ceiling, DRESSING ROOM/NURSERY with leaded window to rear. Sloping ceiling and linen cupboard. BEDROOM 3 with leaded window to front. Walk in wardrobe with light and radiator. Door to: EN SUITE SHOWER ROOM comprising shower cubicle. Low level WC and pedestal wash hand basin. INNER LANDING and secondary stairs to ground floor. BEDROOM 7 with leaded window to rear. Sloping beamed ceiling. Door to enclosed store room. From the drawing room there is a further staircase leading to: LANDING with trap access to roof void and exposed cruck beams. BEDROOM 4 with leaded window to front. Large airing cupboard housing the factory lagged copper cylinder with immersion heater and walk in wardrobe. BEDROOM 5 with leaded window to front. Exposed cruck beam. BATHROOM comprising panelled bath. Low level WC and pedestal wash hand basin. Exposed cruck beam.

Gardens and Grounds

To the front of the farmhouse is a walled and fenced garden, which is approached through a five bar timber gate and gravel drive. There is a paved flagstone patio area with attractive shrubs and herbaceous borders. Beyond the driveway is a lawned area together with various trees and shrubs. To the rear of the property, a five bar timber gate with gravelled driveway leads to a large, fully enclosed, courtyard area providing extensive parking and access to the outbuildings. Immediately adjoining the farmhouse to the rear is a small lean-to area with pathway and a small lawned area.

To the east and contained within a ring fence and accessed over a shared track, can be found the land. It incorporates a lunging pen and approx 35.57 acres of pasture land ideally suited for equestrian purposes, with the added benefit of a cross country course. The majority of the fields benefit from either natural or trough watering. As well as being agriculturally productive, the land also offers considerable sporting and amenity interests in the form of various broadleaf woodland. In total the land extends to approximately 47.49 acres.

Outbuildings

WAGON BARN comprising a traditional stone construction set beneath a slate roof with planning permission to convert into ancillary accommodation. Works have commenced but not completed. All information can be viewed at tauntondeane.gov.uk on the online application service using application number: 35/11/0001. MODERN AGRICULTURAL BUILDING with part block and profile steel clad elevations with sliding metal doors to one end and concrete floor throughout, currently providing stabling, tackroom and machinery storage. Power and light is connected.

Planning Permissions and Sporting

There are a number of permissions that have been granted throughout the property, along with the erection of a freestanding timber clad 3 bay garage and 4 bay hay barn. Again, further information can be viewed at tauntondeane.gov.uk on the online application service. Surrounding farmland runs a syndicate for which a ½ gun will be available (10 - 12 days per year).

Services

Mains water and electricity are connected. There is also a well. Private drainage. Oil fired central heating.





These particulars are a guide only and should not be relied upon for any purpose.



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