



Higher Grants
Farm





Higher Grants Farm

Ford, Wiveliscombe, Somerset TA4 2RH

Wellington 7 Miles • Taunton 11 Miles • Exeter 30 Miles •
Bristol 60 Miles

An individual country house, built to a high specification, overlooking its own lake with triple carport, annexe and grounds extending to 10.8 Acres

- Entrance Porch
- Entrance Hall with Cloakroom
- Dining Hall
- Drawing Room
- Kitchen/Family Room
- Sitting Room/Study
- Boot Room, Utility and Cloakroom
- 6 Bedrooms
- 5 Bathrooms
- 10.8 Acres
- Lake Stocked with Trout
- Triple Carport and Garage
- Self-Contained Apartment

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Situation

Higher Grants Farm occupies an enviable setting within the tiny hamlet of Ford surrounded by unspoilt farmland within West Somerset. The property is within a mile of the sought after town of Wiveliscombe and nestles in the folds of the Brendon and Quantock Hills. Both Wellington and Taunton have M5 motorway junctions, 26 and 25 respectively. The Great Western railway line passes through Tiverton Parkway and Taunton with fast trains to London Paddington and the rest of the country.

Wiveliscombe offers excellent day to day amenities including a traditional butcher, chemist and a range of country sport and boutique shops. Wellington is just 7 miles to the south and has a Waitrose store and good range of day to day shopping. Taunton is about 11 miles to the east and provides a more comprehensive range of shopping facilities.

The house is ideally located to take full advantage of the outstanding schools within the area. Wellington School is about 7 miles away and Kings Hall Preparatory School is 11 miles away, as is Kings and Queens Colleges and Taunton School. Blundells School is about 16 miles away in Tiverton.

There are a number of popular golf courses in the area, including Oake Manor and Taunton and Pickeridge, and there are regular race meetings held at Taunton, Exeter and Wincanton. For the sporting and recreational enthusiasts, the property is superbly situated for riding, shooting and fishing within the surrounding area, the Quantock Hills and Exmoor National Park. There is excellent walking and Wimbleball Lake is also within easy reach providing the opportunity for dingy sailing and windsurfing.

Description

Higher Grants Farm is a striking house of impressive proportions offering a seamless blend of modern and traditional styles with





accommodation arranged over 3 floors. The house was originally built in 2007 but has been extended and improved to a high specification with many energy saving features, including a green energy ground source heat pump, underfloor heating on the ground floor and hardwood double glazing.

There is an oak framed entrance porch which leads through to the entrance hallway. There is a cloakroom off the hallway and doors which lead through into an open plan dining hall. The dining hall has a large picture window with stunning views overlooking the gardens and lake. The staircase which features heavily within the dining hall splits around the window to create a light airy feel to the reception space. The drawing room has an inglenook fireplace with double doors opening out onto a patio area. There is a wonderful open plan kitchen/family room with an electric Aga, which has been inset into an inglenook fireplace, and a range of bespoke handmade units and integrated appliances. There is a large glazed bay window overlooking the garden and lake. Adjoining the kitchen is a walk-in larder and a door to the boot room. From the boot room there is a door to outside and a door leading into the utility room which in turn leads to the second cloakroom. There is a separate study with dual aspect windows to the front.

On the first floor there is an open plan landing area with wonderful views from the picture window and a staircase leading to the second floor. The master bedroom has double doors opening out onto a balcony and includes a dressing area and en-suite bathroom. The second bedroom also has an en-suite and balcony. There are two further bedrooms on the first floor, one with en-suite, and a separate family bathroom.

On the second floor there is a galleried landing which leads to two further bedrooms, one with an en-suite bathroom.





Gardens and Grounds

A gravelled driveway leads to a large gravelled hardstanding and turning area, which in turn provides access to a sizable triple car port and garage. Adjoining the rear of the garage is a large garden store and pump room. An external wooden staircase leads up to the self-contained annexe which comprises an open plan kitchen/living area, bedroom and en-suite bathroom.

The gardens surround the property with large areas of lawn to the side and rear, and a large terrace overlooking the manmade lake with jetty. The lake is stocked with rainbow trout and is suitable for fishing. There are 2 small paddocks to the front of the house and on the south side of the lake there is access via a bridge over a stream to a separate paddock. The land as a whole extends to approximately 10.8 acres.

Directions

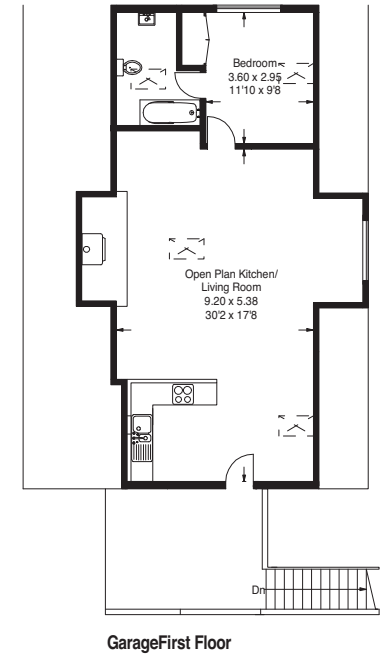
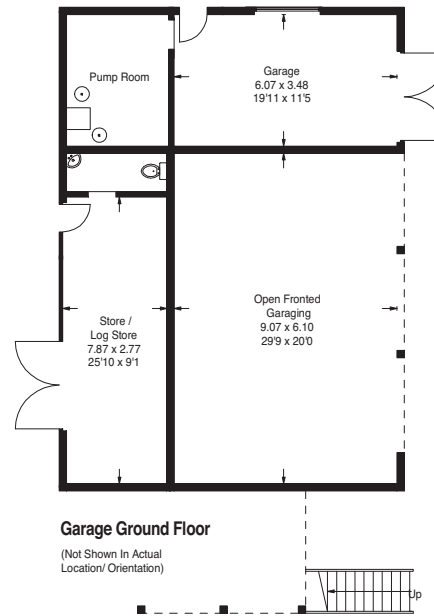
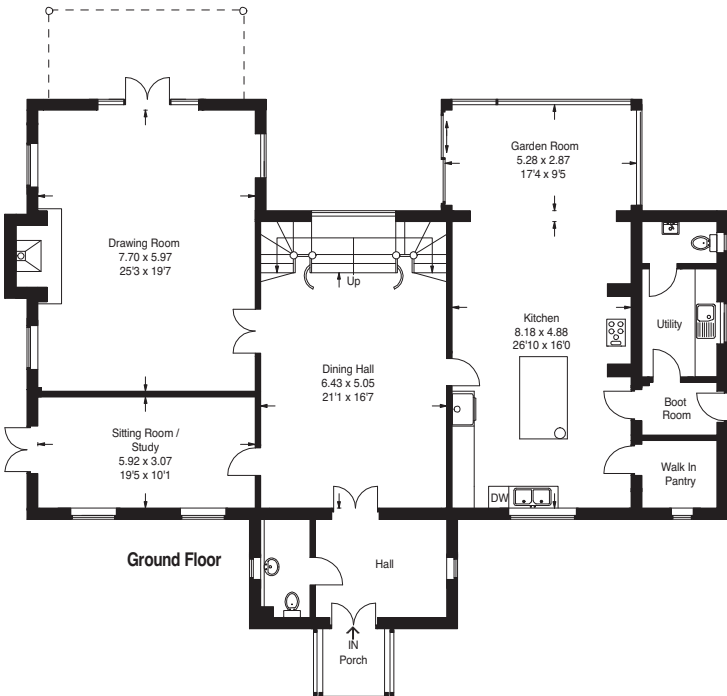
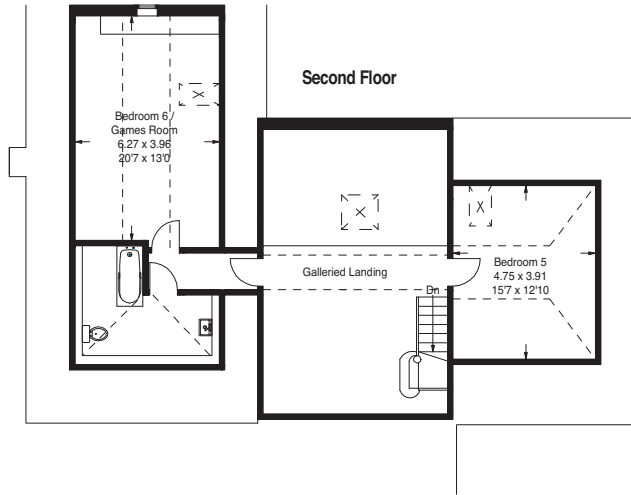
On approaching Wiveliscombe from the Taunton direction, proceed straight across the roundabout and take the first turning right signposted to Watchet and Elworthy on the B3188. Proceed out of Wiveliscombe on this road and on entering the hamlet of Ford, take the first turning left. Follow this lane for just under a mile and Higher Grants Farm can be identified on the left hand side.

Services

Intruder Alarm System. Electricity. Private drainage. Private water supply via a bore hole. Cat 5 cable to all rooms. Quality ceiling speakers to kitchen, garden room and dining hall.

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





--- = Reduced headroom below 1.5 m / 5'0"

Approximate Gross Internal Area = 459.1 sq m / 4942 sq ft
 Garage Floor = 192.4 sq m / 2071 sq ft
 Total = 651.5 sq m / 7013 sq ft



