



STAGS

Harewood Farm

Harewood Farm

Brompton Regis, Dulverton, TA22 9NU

Brompton Regis 2 miles Dulverton 6 miles Taunton 21 miles

- Character 5 Bedroom Farmhouse
- 3 Reception Rooms
- Secluded Lakeside Setting
- Courtyard of Stone Barns
- Holiday Camping Barn
- Letting Income
- In All 17.9 Acres

Guide price £950,000

SITUATION

Harewood Farm is situated in an enviable position on the edge of Wimbleball Lake within the Exmoor National Park, just over a mile from Brompton Regis. The village has a church, a public house and a community village shop. Located at the end of a lane and surrounded by its own land, the house is positioned in a beautiful location with excellent opportunities on its doorstep for walking, riding, fishing and sailing on the lake.

Dulverton, 6 miles away, is well known as the Gateway to Exmoor and offers a variety of shops together with a post office, chemist, doctor, dental and veterinary surgeries and primary school. There are also good recreational facilities including squash courts, all weather tennis courts and football and cricket pitches. The county town of Taunton, which is approximately 21 miles away, has extensive retail and commercial facilities, together with access to the M5 and a main line rail station with fast trains to London. There are three independent schools - Kings and Queens Colleges and Taunton School.

DESCRIPTION

Harewood Farm was formerly part of the Pixton Estate and has been farmed by the same family for over 150 years. The traditional farmhouse is of rendered stone under a slate roof and has great character including casement windows, fireplaces, exposed beams and cobbled paths. The house has undergone an extensive period of modernisation to form a comfortable family home with modern facilities. In total the property extends to approximately 17.9 acres (7.267 hectares).

An excellent range of traditional stone farm buildings currently provide stables, workshops and storage space. Permission has been granted to convert a large stone building into a Camping Barn with consent for short term holiday accommodation and work is currently underway.

ACCOMMODATION

A cobbled path leads to the front entrance porch to the farmhouse and through a large timber door into the entrance hall. Currently the owners have divided the house to form holiday letting accommodation, however this is easily reverted back to one



Five Bedroom Period Farmhouse with a Camping Barn and Courtyard of Traditional Buildings Bordering Wimbleball Lake.





house. On the letting side, the cosy sitting room has a wood burning stove within the original fireplace. A fully fitted modern kitchen with integrated electric appliances and exposed wood flooring running through to the dining room with space for a six seat table. Stairs lead to the first floor with two double bedrooms and a single bedroom for the guests, with a modern bathroom and a shower cubicle.

The main farmhouse has glazed double doors entering into the pretty dining room with vaulted beamed ceiling, exposed timber flooring and a wood burning stove. The large farmhouse kitchen has bespoke oak base and wall units with integrated appliances, slate floors, inglenook fireplace with inset oil fired Millennium Edition AGA. There is space for a central island work station and stools beside. Behind is a useful office or store room and a utility room with cloakroom and back door entrance to the courtyard.

The comfortable sitting room has an inglenook fireplace with brick arch over, inset with a wood burning stove. The main staircase leads up to two large double bedrooms together with a sizeable modern bathroom including a large shower cubicle.

The farmhouse as a whole provides charming and spacious accommodation.

OUTSIDE

The house is approached by a private drive through a 5-bar gate leading down to the courtyard of the property and barns. Surrounding the farmstead are the gardens laid mainly to lawn interspersed with various trees and shrubs with a pretty pond area.

BUILDINGS

Creating a cobbled courtyard beside the house is a collection of stone barns that are in excellent order. The biggest barn provides two large stables, a tack room and feed room with a large hayloft store to the first floor. Attached is a smaller stone store and an unusual curved linhay that could connect to the farmhouse. In addition there is a detached stone built workshop and two corrugated iron barns in the lower garden. A large barn of simple timber construction with corrugated panels stands to the west of the house with gated access from the track and direct access to the fields.

THE LAND

The land is currently down to permanent pasture and is split into a number of different sized enclosures by mature hedge banks and stock proof fencing.

VIEWING

Viewings are strictly by appointment only with the agents - Stags Dulverton Office - 01398 323174 or dulverton@stags.co.uk

DIRECTIONS

Leave Dulverton on the B3222 and at Machine Cross turn right and take the first left to Brompton Regis. After two miles take the turning on the right, signposted Brompton Regis. Pass through the village, passing Pulhams Mill on the left and continue up the hill towards Wimbleball Lake. Take the right turn towards the lake and sailing club, continuing past sailing club and after ¾ mile the road will bend around to the left marked private. Continue down the hill through the 5-bar gate and the track leads to Harewood Farmhouse.

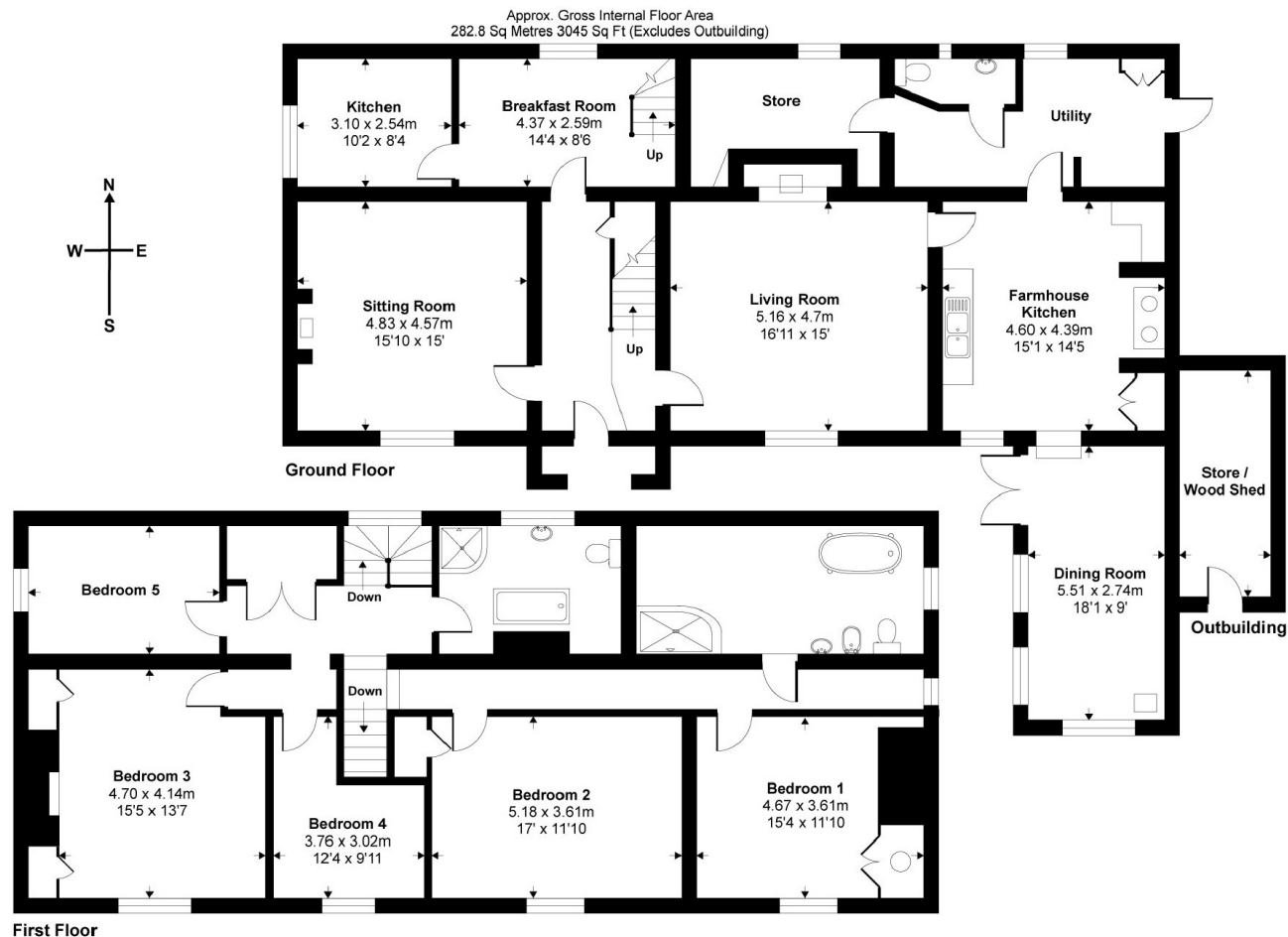
SERVICES

Mains electricity, water and drainage. Oil fired Aga.

PLANS & BOUNDARY FENCES

A plan, which is not to scale and which is not to be relied upon, is attached to these particulars. Purchasers must satisfy themselves by inspection or otherwise as to its accuracy.





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This floor plan was constructed using measurements provided to Niche Communications by a third party.

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Energy Efficiency Rating		
Energy efficiency - lower running costs	Current	Potential
92-100 A		
81-91 B		
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G	20	21
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC