



STAGS

Burrow Farmhouse

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Holcombe Rogus, Wellington, TA21 0NE

Wellington 6 miles Taunton 13.5 miles M5 (J27)/Railway Station 4.5 miles

- Grade II Listed Farmhouse
- Characterful Accommodation
- Farmhouse Kitchen & 3 Reception Rooms
- Ground Floor Bedroom & Shower Room
- 4 Further Bedrooms, 1 En Suite & Family Bathroom
- Extensive Parking & Gardens
- Workshop, Stabling & Adjoining Paddock
- 2 Further Fields, In all 8.5 Acres

Offers in excess of £665,000

Situation

Burrow Farmhouse is situated on the outskirts of the sought after village of Holcombe Rogus which lies close to the Somerset/Devon border. The village enjoys a public house, church and primary school and is also within the catchment area to the highly regarded Uffculme School.

Wellington offers a range of facilities and amenities including Waitrose supermarket and the well regarded Wellington School, whilst the County Town of Taunton and the Cathedral City of Exeter offer a greater range of shops, amenities, sixth form colleges and Exeter University.

The M5 is easily accessible at Tiverton and Wellington providing great links to Cornwall to the south and Bristol and London to the north and east. There are regular rail services to London Paddington from Tiverton and Taunton and Exeter International Airport provides a number of domestic and international flights.

Description

Burrow Farmhouse comprises an attached Grade II Listed farmhouse with date stone inscribed 1743, however there is evidence to suggest the property dates back considerably further. The property enjoys wonderful character features including inglenook fireplaces, oak plank and muntin screens, various beams and cruck beams. The property is set within attractive gardens and grounds with extensive parking, stabling and workshop, large lawns and paddock to rear along with two further fields totally approximately 8.5 acres.

Accommodation

Timber door to entrance porch leading to entrance lobby and access to the sitting room with beautiful oak plank and muntin screen, cross



A wonderful attached Grade II Listed character farmhouse set in lovely grounds including workshop, stabling and 8.5 acres of land.





beamed ceiling, window seat and inglenook fireplace with flagstone floor and woodburner with beam over. Doorway through to hall with access to ground floor accommodation, stairway and potential annexe with its own front door, double bedroom and shower room comprising shower cubicle, wash hand basin and low level WC. The remaining ground floor accommodation comprises dining room with beamed ceiling and oak plank and muntin screen, windows and door to rear garden and large opening into the sitting room with inglenook fireplace, cross beam ceiling and window seat. The heart of the house is the farmhouse style kitchen which enjoys a southerly aspect and a fine selection of pine worktops with matching cupboards and drawers, 1.5 bowl sink and an oil fired Rayburn. Leading off the kitchen is a pantry/utility room housing the Grant boiler along with a side entrance with stable door to front, boot room and downstairs cloakroom with low level WC, Belfast sink and roof light.

The first floor benefits from a spacious landing with exposed cruck beam together with four double bedrooms, one with an en suite shower room and one currently used as a home office. The bedrooms are complemented by a family bathroom with modern suite comprising bath with shower attachment, low level WC and wash hand basin.

Outside

The property is approached over a concrete drive leading to a gravelled parking/turning area which is walled. To the front of the property are attractive cottage style gardens with rose garden and lavender together with patio and various shrubs. Beyond the parking area is a metal gate and oil tank along with a range of outbuildings including stone and slate workshop with brick and cobbled floor connected with power and light and adjoining stone, block and timber stabling with concrete floor incorporating three boxes, additional area, power, light and water. To the rear of the property is a two tiered patio area bounded by various heathers and ground foliage with steps leading up to a large lawned garden and pathway leading up to the top paddock which is naturally hedged together with some post and rail fencing and with useful hardstanding. Located close by are two additional fields extending to approximately 7.5 acres.

Viewing

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

Services

Mains water and electricity. Private drainage. Oil fired central heating.

Directions

From Wellington head in a westerly direction and after approximately 3 miles at the top of Whiteball Hill turn right signposted Greenham, Appley and Holcombe Rogus. After a short distance turn left signposted Holcombe Rogus and follow this road to a sharp left hand bend turning right towards the village. Pass over the canal and on the sharp left hand bend turn right following this lane for approximately a quarter of a mile then turning right, following this lane then forking left whereupon Burrow Farmhouse will be seen at the end of the drive.





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



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