



Hill Farm

| KNAPP, TAUNTON

| **Carter Jonas**

HILL FARM
KNAPP
NORTH CURRY
TAUNTON
SOMERSET
TA3 6BE

A private residential holding with 12.32 acres located a short distance from Taunton in a rural location.

- Detached period 5-bedroom farmhouse with 2-bedroom wing.
- Traditional courtyard of farm buildings with potential for alternative uses.
- 12.32 acres.
- Conveniently located a short distance from Taunton.
- Located within an area of high amenity and conservation value.

For sale by private treaty.



LOCATION

Hill Farm is situated in the hamlet of Knapp, close to the popular and vibrant village of North Curry which offers a village pub, primary school, coffee shop, hairdressers, doctors’ surgery, church and village shop with post office. The county town of Taunton is located approximately 6 miles away.

The holding enjoys far reaching views to the north across the Somerset levels and the property is situated in a unique location at the end of a private drive.

AMENITIES

The property lies in an elevated position overlooking the nationally important nature site of the Somerset levels.

The county town of Taunton is extremely popular, offering extensive retail and leisure facilities. It also provides three good independent schools and a mainline railway connection to London Paddington.

Access to the M5 motorway at J25 is also located at Taunton.



FARMHOUSE

The farmhouse is approached over a long private drive. The house which enjoys a southerly aspect is set within its own gardens with a range of traditional barns to the side and rear.

An attractive period farmhouse that has been sympathetically restored to highlight many of the original features to demonstrate the charm and character of the property.

The accommodation comprises on the ground floor:

- Dining hall with moulded plasterwork ceiling, oak flooring and modern woodburner.
- Drawing room with Hamstone fireplace with working open fire and oak flooring.
- Sitting room which is currently used as an office.
- Kitchen with oil fired 2 oven Aga plus attached Aga electric 2 oven module.

- Utility room with flagstone floor and large butler sink.
- Cloakroom.

WEST WING

The adjoining west wing with interconnecting doors to the farmhouse provides additional accommodation:

- Sitting room with beamed ceiling and modern woodburner plus doors to outside garden.
- Kitchen with modern ‘Old Creamery’ kitchen units plus a garden room on the ground floor.
- Two double bedrooms and bathroom on the first floor.
- The floorplans provide further details and shows the accommodation in all extending to approximately 4,349 Sq Ft (404 Sq M).



FLOOR PLAN

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Farmhouse approx:

3317 sq ft (308.1 sq m)

Wing & Garden Room:

1032 Sq ft (95.8 sq m)

For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.

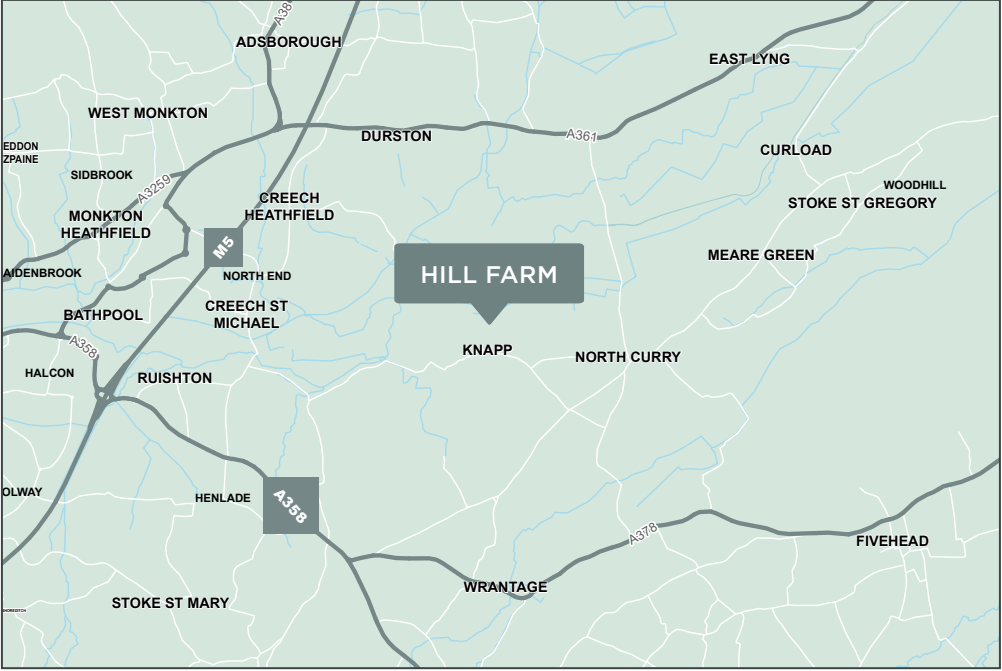
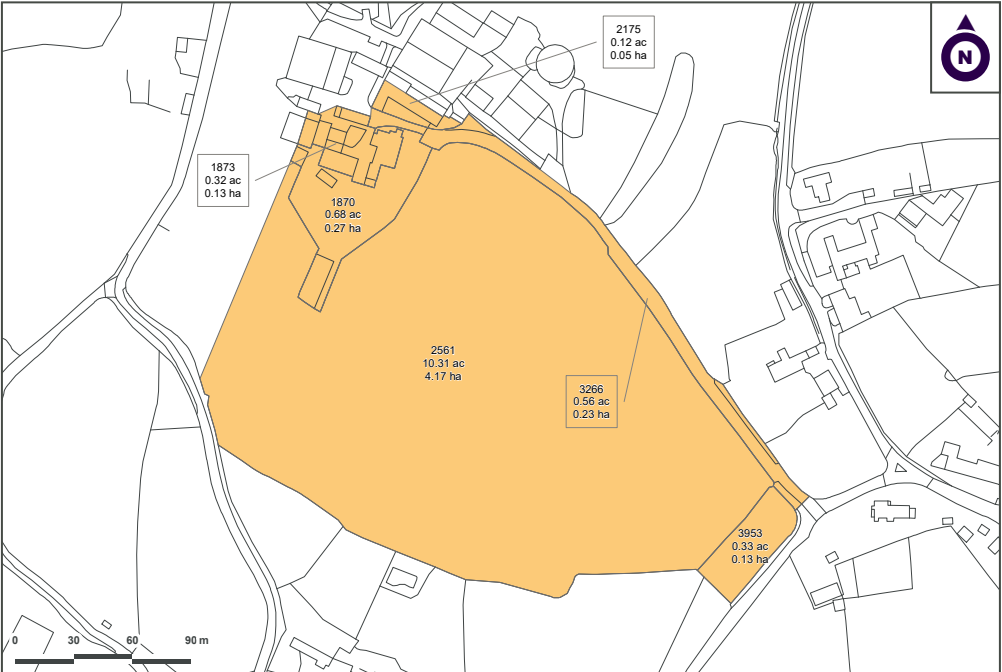


BUILDINGS

The holding enjoys the benefit of a range of traditional buildings. There are a number of attractive traditional stone and tiled barns located to the side and rear of the farmhouse comprising a stone and tile stable offering 3 stables and store, a feed room, wagon house, 4 bay covered yard providing garaging and secure garden store, 3 bay stone store, stone and tiled old mill, Dutch barn and lean-to, covered yard and woodshed.

LAND

In total, the property lies within some 12.32 acres. The land which is all laid to pasture lies to the south and west of the farmhouse and buildings, providing privacy and amenity and are ideal for sporting, livestock or equestrian enterprise.



METHOD OF SALE

The farm is for sale by private treaty.

TENURE & POSSESSION

The property is offered with vacant possession.

LISTING STATUS

None of the dwellings or farm buildings are listed.

SERVICES

Water: mains water is connected to the property.

Electricity: single phase mains electricity is connected to the dwellings and most farm buildings.

Drainage: the property is serviced by a private drainage system.

Gas: mains gas is available in the adjoining field.

HEALTH & SAFETY

Potential purchasers are requested to take particular care when inspecting the property. Potential purchasers should bear in mind the risk of sudden movements from machinery which may be present and operating at the property at the time of inspection, especially in and around the farm buildings. Potential purchasers are requested to wear supportive footwear for viewings, and are advised to be conscious of potentially uneven and slippery ground surfaces.

EPC RATINGS

Farmhouse: EPC rating F.

LOCAL AUTHORITIES

Somerset West and Taunton
Deane House
Belverdere Road
Taunton
TA1 1HE
www.somersetwestandtaunton.gov.uk

VIEWINGS

By prior appointment with the Vendors' agents Carter Jonas 01823 428 590.

DIRECTIONS

From leaving Taunton, take the A358 towards Ilminster. After 2.4 miles, turn left at the traffic lights onto A378 signed towards Langport. Shortly thereafter turn left onto Soloman's Hollow signed towards North Curry. Follow the road for 2 miles and then turn left onto Borough Lane.

Continue for approximately 0.7 miles and turn right onto Combe Lane. The driveway to the property is found on the left-hand side.



TAUNTON

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