

Stewley Farm, Ashill, South Somerset



A beautiful Grade II listed red brick farmhouse, with a thoughtfully designed landscaped garden and orchard, in a semi-rural setting within the village of Ashill.

Accommodation

Ground Floor Entrance hall | Living room | Dining room | Study | Kitchen/breakfast room
Utility room | Cloakroom

First Floor Principal bedroom with en suite shower room | 3 double bedrooms
Shower room

Outside Double garage | Gardens

In all approximately 0.57 of an acre

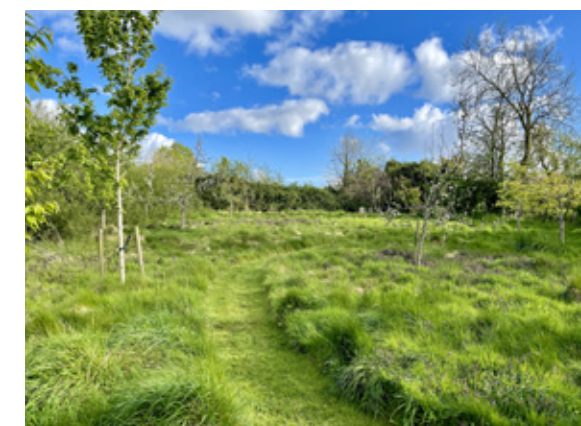
Distances

Ilminster 4.5 miles, Taunton 9 miles, Crewkerne 12 miles, Langport 13 miles
(All distances are approximate)

Situation

The picturesque market town of Ilminster is nearby and hosts its own weekly market, as well as a plethora of independent shops. Slightly further afield, Langport had two excellent bakeries, a butcher, a weekly farmers' market, and a pretty café on the river. The towns of Crewkerne and Wellington both have more shopping facilities, as well as a Waitrose, whilst three miles from the house is a popular pub, The Bell, in the village of Broadway. The village of Barrington is home to the excellent Barrington Boar bar and restaurant. Somerton, with its lively High Street, renowned antique shops and brilliant White Heart pub is also only approximately 30 minutes away.

There is an excellent choice of independent schools for boys and girls of all ages, including Hazlegrove Prep School, Sherborne School, Taunton School, Kings College, Queen's College and King's Hall. Other well-known schools in the area include Millfield and Blundell's, all within driving distance.



Communication links are good, with the cities of Bath, Bristol and Exeter accessible within a 1.5 hour drive, whilst the nearest M5 junction is just nine miles away. Taunton station is approximately 25 minutes' drive from Ashill, with direct mainline services to London Paddington taking one hour and 40 minutes. Alternatively, central London can be reached by car, via the M3, in around three hours.

The House

The front door opens into a lovely hallway with a blue Lias stone floor. To one side of the hallway is a charming living room, warmed by a wood-burning stove nestled in a deep brick inglenook at the gable end. The room retains its original features, including a bressummer beam running along its length and a substantial wooden lintel above the inglenook. The attractive wooden floorboards add to the room's character, and beneath the window, a romantic window seat creates a perfect spot to relax.

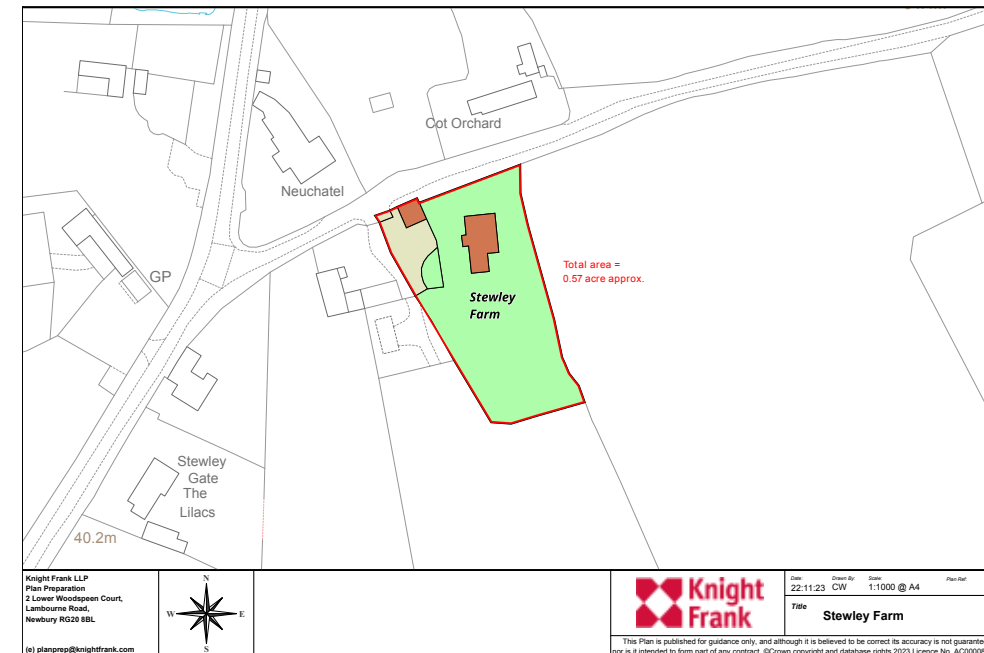
The dining room is at the heart of the house, with original stone floors and an inglenook with open fireplace. A door from the dining room leads to a study, a calm and quiet space with pretty garden views and, once again, a window seat.

The kitchen has off-white cabinetry juxtaposed with dark granite worktops and a large butler sink. A black Rangemaster cooker sits at one end of the kitchen, accompanied by a Rangemaster fridge and an integrated freezer and dishwasher. Smart fitted plate racks, a combination of cupboards and open shelving, and terracotta tiled floors complete the space. Tongue and groove panelling has been applied to the walls. The kitchen window frames lovely garden views, and a gap in the farmer's hedge provides a picturesque glimpse of the neighbouring field. Opposite the kitchen is convenient

utility space equipped with a second butler sink and ample room for a washing machine. An external door between the kitchen and utility room opens directly onto a patio area and the garden. There is also a cloakroom on this floor.

On the first floor there are four good sized bedrooms, the principal with ensuite shower room, and three doubles all of which share a well-appointed bathroom.





Outside

The property is approached onto a private gravel driveway where there is parking space for multiple cars, in addition to the spacious double garage.

The house is enveloped by a beautiful garden, which has a flourishing orchard, expanded by the current owners. The orchard now has crab apple trees, wild cherry trees, and an assortment of other fruit trees, adding to the natural beauty of the surroundings. Privacy is created by a beech hedge, while a majestic maple tree adds shade. Next to the house, a charming kitchen garden is enclosed by estate fencing, lined with a row of pleached russet apple trees and complete with a greenhouse.

Property information

What Three Words: ///fires.accusing.skirting

Services: Mains water and electricity. Private Drainage (septic tank). Oil fired central heating (new boiler).

Method of Sale: We are advised that the property is Freehold.

Guide Price: £850,000

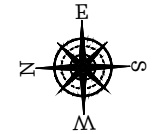
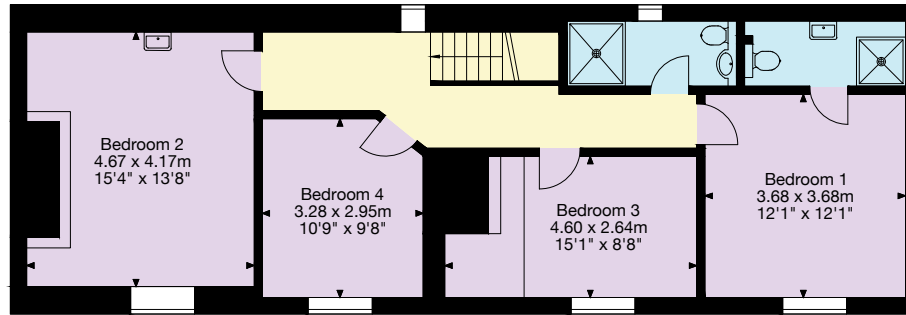
Local Authority: South Somerset Council - somerset.gov.uk

Council Tax: Band G

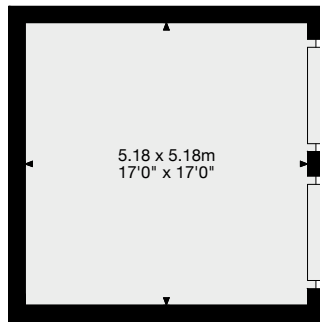
Viewing: Strictly by prior appointment with the agent.

Main House = 187 sq m / 2,009 sq ft
 Double Garage = 27 sq m / 289 sq ft
 Total Area = 214 sq m / 2,298 sq ft

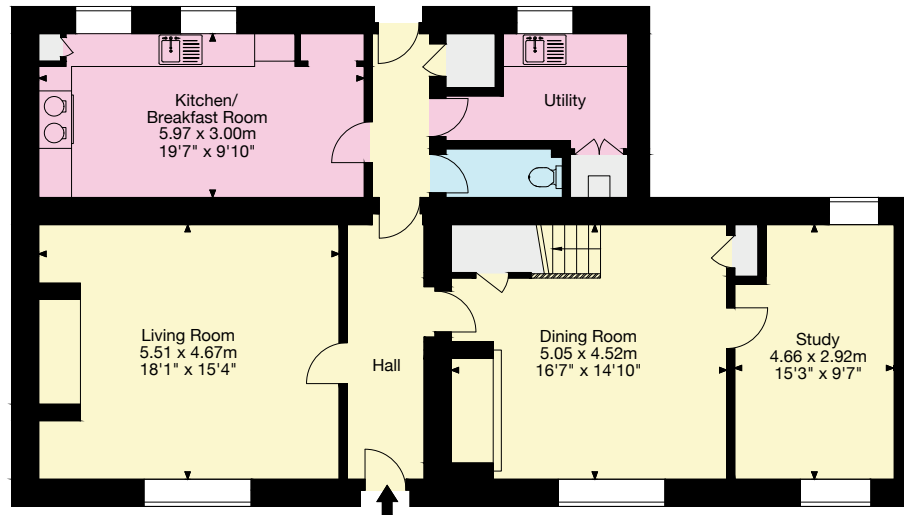
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



First Floor



Double Garage



Ground Floor

Knight Frank Bath
 4 Wood Street
 Queen Square, Bath
 BA1 2JQ
knightfrank.co.uk

I would be delighted to tell you more
Francesca Leighton-Scott
 01225 325 994
Francesca.Leighton-Scott@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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