

Brewers, Blackmoor, Somerset





A beautifully refurbished period farmhouse set in 4 acres in a **private setting** with views over unspoilt countryside.

Summary of accommodation

Entrance porch | Drawing room | Sitting room | Dining room | Kitchen/breakfast room | Utility room | Cloakroom

Principal bedroom suite with dressing room and en suite Principal bedroom suite with dressing room and en suite shower room | Guest bedroom with en suite shower room | Further double bedroom with en suite shower room | Two further double bedrooms | Family bath and shower room

Garage block incorporating double garage and garage/workshop | Parking | Office/gym | Garden | Two paddocks

In all about 4.01 acres (1.62 hectares)

Distances

West Buckland 1.3 miles, Junction 26 M5 1.3 miles, Wellington 3 miles, Taunton 6 miles (Bristol Temple Meads 52 minutes and Paddington 1 hour 41 minutes), Tiverton (15 miles, Exeter Airport 26 miles (London City Airport 1 hour), Exeter city centre 29 miles, Bristol Airport 45 miles
(All distances and times are approximate)



Knight Frank Exeter
19 Southernhay East
Exeter
EX1 1QD
knightfrank.co.uk

Florence Biss
01392 423111
florence.biss@knightfrank.com



Location

Brewers is situated amidst beautiful, open countryside in the widespread agricultural community of Blackmoor, short distance from West Buckland, a thriving village with a parish church, village hall and primary school (Ofsted rated Good). The nearby town of Wellington can meet most day to day needs with a good range of shops including a Waitrose supermarket plus a variety of local businesses and facilities. Taunton, the county town of Somerset, is also within easy reach.

The area has good transport links too. Taunton also has regular, direct rail services to Bristol Temple Meads (52 minutes) and Paddington (1 hour 39 minutes). Junction 26 on the M5 is a three-minute drive and Exeter and Bristol Airports are both easily accessible offering connections within the UK and to many international destinations.

The area has a wide choice of schools from both the state and independent sectors. Good schools within a reasonable driving distance include Blundells in Tiverton and the schools in Taunton; Taunton School, King's and Queen's Colleges, King's Hall Preparatory School and Richard Huish College (Ofsted rated Outstanding).





The property

Thought to date from the 19th century with a later extension, Brewers has a lovely setting amidst luscious Somerset countryside, characterised by small fields surrounded by mature field hedges dotted with broadleaf trees. It also enjoys a high level of privacy down a 100-yard long drive off a little-used country lane.

The house is a charming example of a farmhouse of the period and is built of local stone with red brick detailing around the windows, is partially rendered and has a slate roof. It also has a pretty, first floor oriel window on one gable end. It was bought by the current owners in 2016 and was then gutted and completely refurbished.

Today it is immaculately presented and has many characterful architectural fittings including flagstone floors throughout much of the ground floors, inglenook fireplaces fitted with wood-burning stove in the drawing and sitting rooms, several window seats and a beautiful farmhouse-style kitchen, which opens directly into the adjacent dining room. The house is L-shaped with the older, larger part containing the house's three reception room facing east and west. This means that the house captures the best of the available daylight throughout the day and, with pale tones used to decorate the interior, it has an open, light and airy feeling throughout.

The kitchen is fitted with a range of units under quartz composite work surfaces, built-in electric appliances, two-oven electric Rayburn, separate electric Smeg cooker and a double Belfast sink. It also has a wide, south-facing bay window seat with views out across the grounds and surrounding countryside.

Upstairs there are a total of five double bedrooms, all with fantastic views, and four bath/shower rooms. The principal bedroom is wonderfully light with windows on two sides and has a separate en suite dressing room and en suite bathroom. The guest bedroom and another bedroom have en suite shower rooms and the two remaining bedrooms share the family bath and shower room.



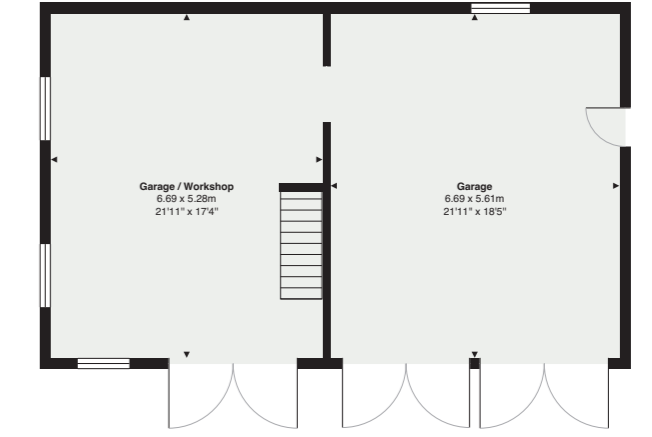
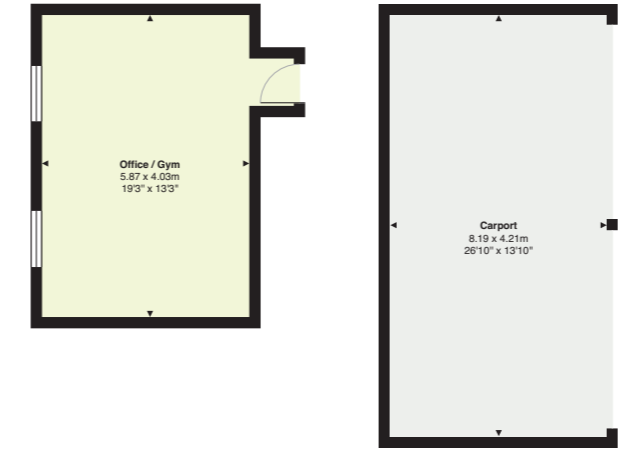
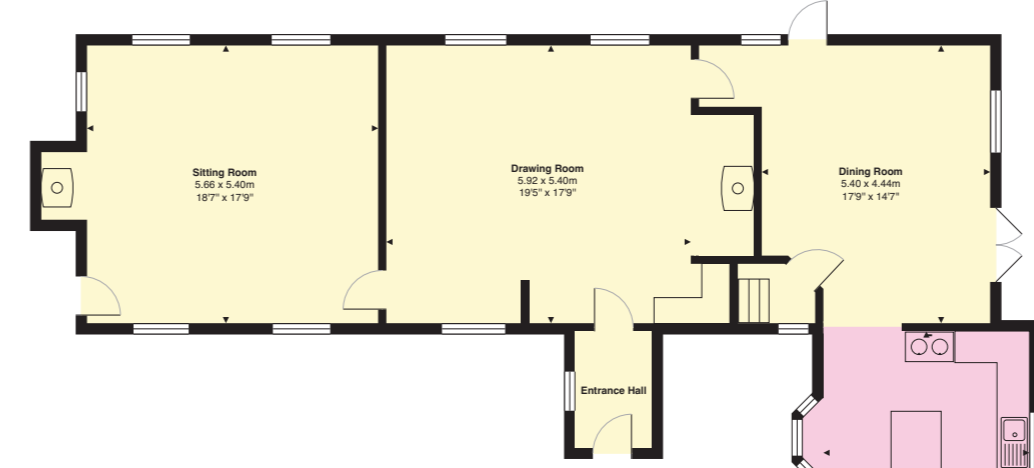


Approximate Gross Internal Floor Area
 259.6 sq m / 2795 sq ft (excluding office / gym,
 carport, garage / workshop, garage)

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.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

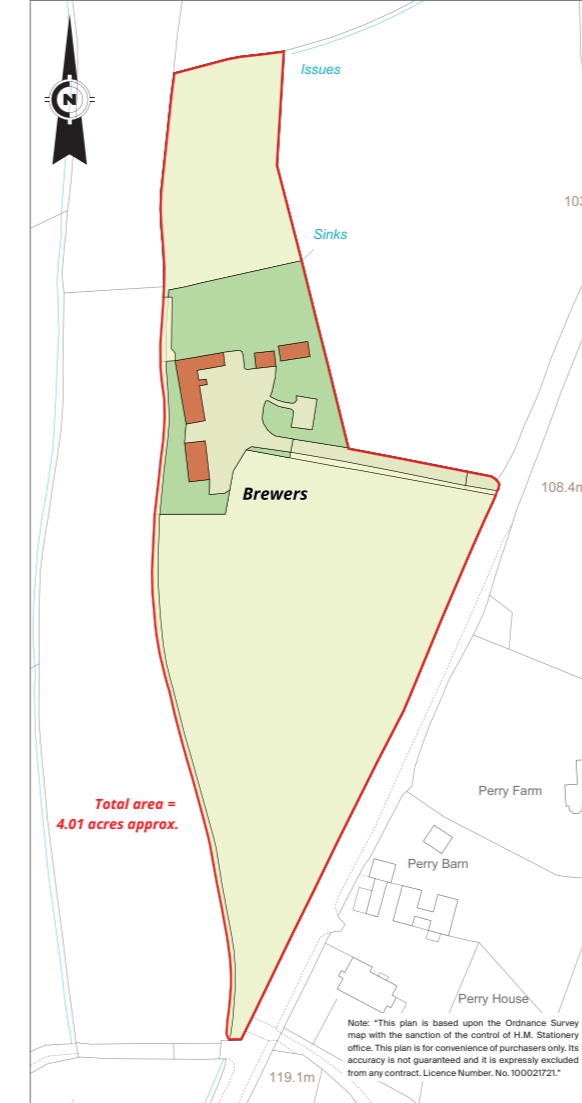


Outbuildings, garden and grounds

Accessed via twin electric timber gates, Brewers' long drive leads to an extensive gravel parking area in front and to one side of the house. Beside it is a large garage block incorporating three garages with solid oak double access doors and which could potentially be converted for annexe/holiday use, subject to obtaining the necessary consents. One of the garages also encompasses a side workshop area. Facing the house are an attractive, brick-built office/gym and a double timber-built car port.

The garden is level and designed to be easily maintained and consists of lawns and areas of paving and timber decking. These include a deep, brick-paved terrace fringing the front of the house and a large, paved terrace (30ft x 21ft / 9.5m x 6.5m) in the centre of the front lawn, which provides a wonderful outside dining and seating area.

On either side of the house and garden is a paddock enclosed by stock-proof fencing and field hedging dotted with mature broadleaf trees. In all the garden, grounds and pasture extend to about 4.01 acres (1.62 hectares). The larger of the two paddocks has separate vehicle access.



Services

Mains water and electricity. Private drainage. Oil-fired central heating. Electric Rayburn.

Directions (Postcode TA21 9LH)

what3words:///play.wage.rural

From Wellington head south east out of the town on the A36 towards the M5. At the Chelston Interchange (Junction 26 M5) take the exit onto Gerbestone Lane, signed to Blackmoor. After a short distance at the T-junction towards Blackmoor. Continue for just under half a mile and then turn left onto Gerbestone Road, signed to Budgetts Cross (old fashioned signpost). Drive for a further half mile to a T-junction. Turn right. The driveway entrance to the property will be found on the right after 300 yards.

Property information

Tenure: Freehold

Local Authority: Somerset Council (www.somerset.gov.uk)

Council Tax: Band G

EPC Rating: D

Guide Price: £1,250,000



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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Particulars dated February 2024, Photographs and videos dated February 2024.

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