



**STAGS**

Putham Farm





# Putham Farm

Cutcombe, Wheddon Cross, Minehead, TA24 7AS

Dulverton 10 miles Minehead 8 miles Taunton 24 miles

- Farmhouse Kitchen
- Beautiful vaulted beamed Sitting Room
- 5 Bedrooms
- 3 Bath/Shower Rooms
- Cloakroom Gardens
- Stunning Rural Situation
- Paddocks and garden
- 5.7 Acres

**Guide price £575,000**

## SITUATION

Situated within the popular parish of Cutcombe and Wheddon Cross. The village amenities include a recently refurbished convenience store and petrol station, public house, primary school and church.

The property is ideally located for nearby bridleways giving access to extensive riding over the moors and in the lovely river valleys.

The county town of Taunton is 24 miles east and boasts a wealth of shopping, recreational and leisure facilities. Near Taunton is Junction 25 of the M5 and there is a train station providing fast links to London (Paddington), as well as direct services to the West Midlands, the North, Scotland and Wales.

## DESCRIPTION

Putham Farmhouse is an impressive attached barn conversion situated in a quiet location with lovely rural views across its own gardens to the surrounding countryside. This south-east facing house has been sympathetically converted in the early 1980s, retaining many original features with stone elevations under a slate roof and beamed interior ceilings. Now providing high quality and well-proportioned contemporary accommodation as illustrated on the floorplan.



An immaculately presented attached stone barn conversion with land. Situated in a rural position enjoying far reaching views





## ACCOMMODATION

The property offers many character features with accommodation over two floors. The wooden front door leads into a small entrance porch providing a useful space for boots and coats which leads into the hallway. The farmhouse-style kitchen is beautifully fitted with a range of oak base and wall units with granite work surfaces, oil fired Rayburn and double oven and hob, walk in pantry, tiled floor and double doors leading into the dining room. This double aspect room has oak flooring with under floor heating, exposed beams, windows to the south and folding glazed doors leading onto the terrace. From the kitchen there is a useful utility room fitted with a range of units, a cloakroom and door to the garden. The impressive large sitting room has a vaulted beamed ceiling, a large inglenook fireplace inset with a wood burning stove, under floor heating and stairs rising to a galleried landing above. Also on the ground floor are two bedrooms, one double and one single together with a family bathroom.

On the first floor the galleried landing/study is a spacious area with a walk in linen cupboard. The large double aspect master bedroom has far reaching views, a walk-in wardrobe, en suite shower room and storage cupboards. There are two further double bedrooms and a bathroom with shower over with separate WC. A spiral staircase leads back to the ground floor.

## THE GRANARY

A small detached character building at the back of the house provides an office on the first floor with a storage room below.

## OUTSIDE

The property is approached by a long private drive leading past fields to a parking area in front of the house. There are gardens surrounding the property mainly laid to lawns with well stocked borders and a kitchen garden. The land is divided into four gently sloping fenced paddocks. 5.7 acres in total.

## SERVICES

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

## VIEWING

Strictly by appointment with the agents please, Stags Dulverton office, tel:01398 323174 or [dulverton@stags.co.uk](mailto:dulverton@stags.co.uk).

## COUNCIL TAX

Band D (2017/2018)



Approximate Gross Internal Area = 332.3 sq m / 3577 sq ft  
 Outbuilding = 26.1 sq m / 281 sq ft  
 Total = 357.6 sq m / 4153 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID316013)

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



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