



**STAGS**

Highfield  
Farmhouse



# Highfield Farmhouse

Sampford Arundel, Wellington, TA21 9QE

Wellington 1.75 miles M5 (J26) 3 miles Taunton 9 miles

- 3 Reception Rooms
- Kitchen/Dining Room
- Utility & Cloakroom
- 3 Bedrooms (1 en-suite)
- Family Bathroom
- Garaging & Range of Outbuildings
- Attractive Gardens & Grounds
- 3.4 Acres

**Offers in excess of £550,000**

## Situation

Highfield Farm is situated in a fine rural yet accessible location just outside the Blackdown Hills. The surrounding area offers a wide variety of country pursuits including footpaths and bridleways. Wellington is within 1.75 miles offering an excellent selection of shopping, recreational and scholastic facilities together with easy access to the M5 motorway situated on the eastern outskirts of the town. Both Bristol and Exeter are readily accessible.

The County Town of Taunton is within 9 miles of the property where an even greater selection of facilities can be found together with a main line rail link to London Paddington.

## Description

Highfield Farm is centred on an extended three bedroom farmhouse offering flexible and well proportioned accommodation. The property benefits from UPVC double glazed windows and doors throughout together with oil fired central heating run off the Rayburn. On the ground floor are two good sized reception rooms together with a conservatory and spacious kitchen/dining room, utility and cloakroom and on the first floor three bedrooms, one with an en suite and a family bathroom. Outside are attractive gardens and grounds with ample parking.

## Accommodation

Entrance porch with doorway to entrance hall. Sitting room with bay window, six downlighters and glazed French doors to garden. Further French doors leading to dining room with brick fireplace with inset woodburning stove with recessed dresser to side. Glazed French doors to conservatory being fully glazed on three sides with UPVC French doors to garden, two wall light points. Kitchen/dining room well fitted and comprising oil fired Rayburn for cooking purposes, central heating and domestic hot water. 1.5 bowl single drainer sink unit with mixer taps over,



Attractive detached farmhouse with a range of outbuildings and 3.4 acres situated in a rural yet accessible location.







adjoining worktop surrounds with an excellent range of oak fronted floor and wall mounted cupboards and drawers. Bay window with breakfast bar. Door to inner hall and access to dining room.

Off the main entrance hall can be found a useful study area, cloakroom, door to rear and access to a large utility room comprising single drainer sink unit with mixer taps over. Adjoining worktop surrounds, space for cooker and space and plumbing for washing machine, fridge/freezer, etc. French doors to garden and doorway to garage/workshop.

On the first floor is a spacious landing, master bedroom with fine views from two aspects, range of fitted wardrobes and en suite bathroom. There are two further double bedrooms and a spacious family bathroom.

### Outside

The property is approached over a concrete driveway protected by a low stone wall providing ample parking and turning together with secondary gateway onto the lane. There is access to the large garage/workshop 21'4 x 14'6 approached through a remote controlled electric up and over door and is connected with power and light. Access to utility room. Adjacent can be found a single garage 16'5 x 12' again connected with power, light and a concrete floor.

### Gardens and Grounds

To the east of the property is a lawn with a selection of trees, pond and decking area with summerhouse. Gateway leads into a front paddock with stockproof fencing, two sheds and a field shelter. To the south of the property is a large sun terrace with personal gate giving direct access into the field and to the west of the property an orchard area with small kitchen garden and garden room attached to the rear of the garage.

### Outbuildings

To the rear of the property is a useful open fronted log store/barbecue area 11' x 9'4 with adjoining workshop 26'5 x 9'5 connected with power and light. Adjoining this and accessed from the field is an open fronted building 30' x 21' of block construction beneath a GI roof.

### The Land

The land is situated to the south of the property and comprises a naturally hedged field located to the south of the farmhouse extending to 2.75 acres.

### Viewing

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

### Services

Mains water and electricity are connected. Private drainage. Oil fired central heating. Well water also available.

### Directions

From junction 26 of the M5 motorway head towards Wellington and at the roundabout with the A38 take the first exit onto the Wellington Bypass signposted Tiverton and Exeter. Continue along here for approximately 2 miles and just before the next roundabout turn left just after Buildbase signposted Wrangway and Sampford Moor. Continue along this road for approximately half a mile and shortly after the left hand turn to Wrangway Highfield Farm will be seen on the left hand side.





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