



STAGS

Twinell Farm







Twinell Farm

Twinell Lane, Spaxton, Somerset TA5 1DQ

Taunton 10 miles • Bridgwater 5 miles • Bristol Airport 31 miles
Exeter 44 miles

A very attractive stone farmhouse with spacious, flexible accommodation and an extensive range of outbuildings set in 25 acres of productive pasture and amenity land

- Residential/equestrian holding
- Secluded situation
- Easy access to the Quantock Hills
- Adaptable and extensive outbuildings
- Woodland and stream
- Three reception rooms
- Two kitchens
- Five bedrooms
- A further 5 acres available



Stags
5 Hammet Street
Taunton
Somerset TA1 1RZ
Tel: 01823 256625
Email: taunton@stags.co.uk

The London Office
40 St James's Place
London
SW1A 1NS
Tel: 020 7839 0888



stags.co.uk

Situation and Amenities

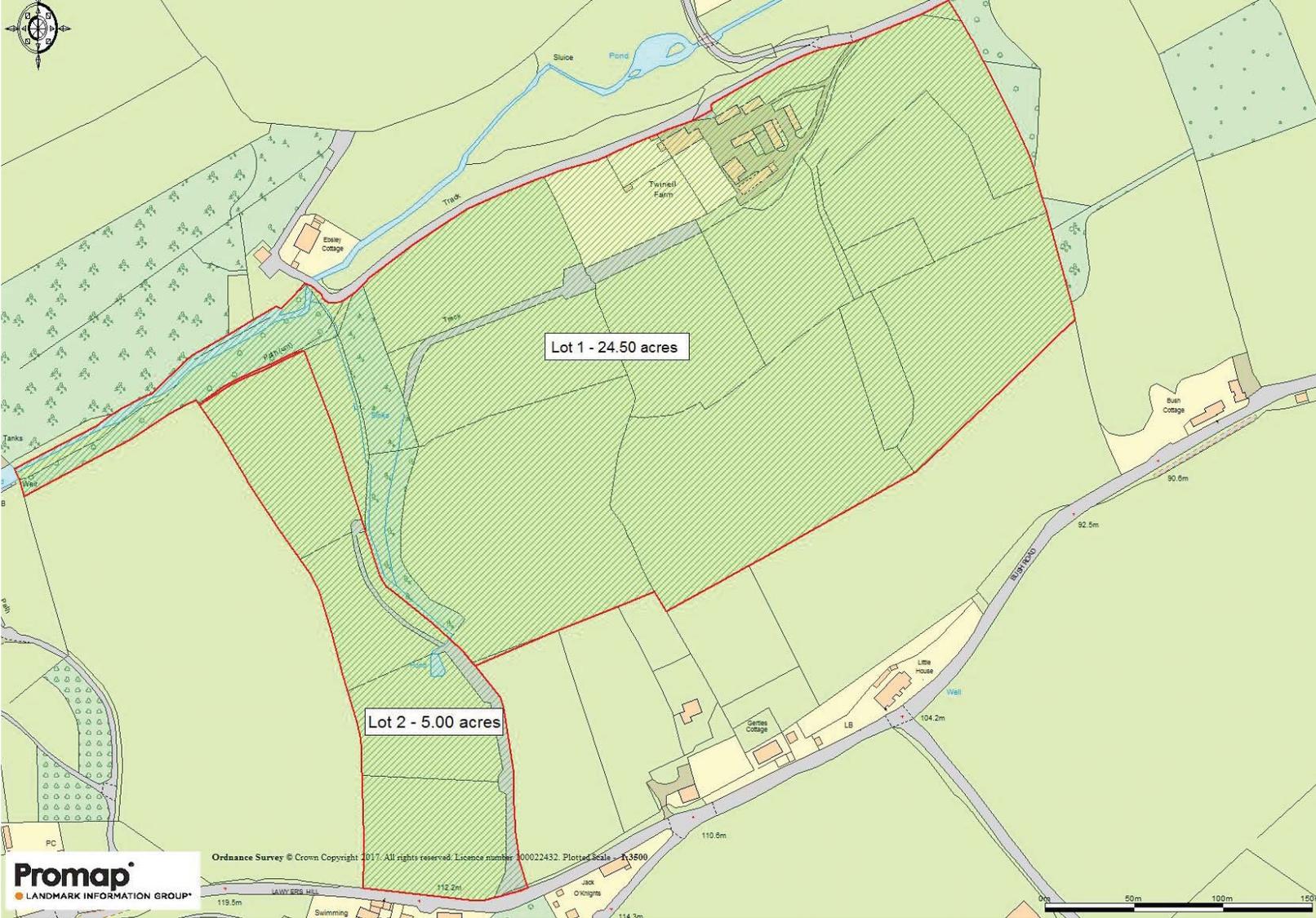
Twinell Farm is situated in a secluded location on the edge of the Quantock Hills, an Area of Outstanding Natural Beauty. The property adjoins a no through road that leads to one other house and benefits from great privacy. Twinell Farm is on the outskirts of the village of Spaxton, which benefits from a village hall, local shop/post office, garage, primary school, Parish Church and a lovely country pub serving good food. The County Town of Taunton is approximately 10 miles away providing an extensive range of shopping, leisure and scholastic facilities with three leading public schools. Taunton has a mainline railway station with a direct line into London Paddington and also motorway access at junction 25 of the M5 motorway. Bridgwater lies to the east, within 5 miles, and has further access to the M5 at junction 23 and 24. The Quantock Hills are renowned not just for their beauty but also for their limitless rambling/walking and riding opportunities. Golf may be enjoyed at the nearby Enmore Park Golf Club and fishing is available at a HawkrIDGE reservoir, and sailing at Durleigh.

Description

Twinell Farm is a wonderful country property comprising a period farmhouse, believed to date back to the 15th Century with some subsequent additions. Twinell Farm is constructed of Quantock Sandstone under a slate roof and provides highly adaptable family accommodation. On the front of the property there is a sundial dated 1753 and it is believed that the symmetrical windows were installed around this time. All the principle rooms face south and enjoy a lovely aspect over the gardens towards the land beyond.

The lane that leads to the property allows a separate entrance to the buildings as well as to the main yard area adjoining the house and helps to create a nice divide between the residential element of the property and the small holding/equestrian facilities. Twinell Farm House has lovely views over the garden up towards the land. It offers potential purchasers a wonderful opportunity to acquire a stunning farmstead with scope to put your own mark on the property.





Accommodation

A hard wood front door leads via the porch into the reception hall with an impressive oak turning staircase rising to the first floor and lovely decorative pargetting to one wall. Steps lead up to the drawing room, which is an impressive light and airy room with a heavily timbered ceiling and inglenook fireplace with stone reveals, tiled hearth and inset wood burner. There are French doors to the garden and the windows give wonderful views south over the gardens towards the paddocks. A door leads into a kitchen/dining room, which has previously been a reception room but is now the second kitchen but could easily revert back to a reception room and comprises a range of fitted units together with a Rayburn inset into a recess and oak panelling to one elevation. From the drawing room a door leads into the sitting room via an inner hallway with an inglenook fireplace with stone reveals, brick bread oven and brick hearth incorporating a wood burning stove. An opening to the side gives access to the secondary staircase. From the entrance hall there is a cloakroom with a low level WC and wash hand basin. A door leads into the study area, which has a window overlooking the rear. This area also benefits from a second cloakroom with low level WC and wash hand basin. The main kitchen is fitted with a range of units and enjoy fine views to the rear. The kitchen provides access to the conservatory and further to the outside.

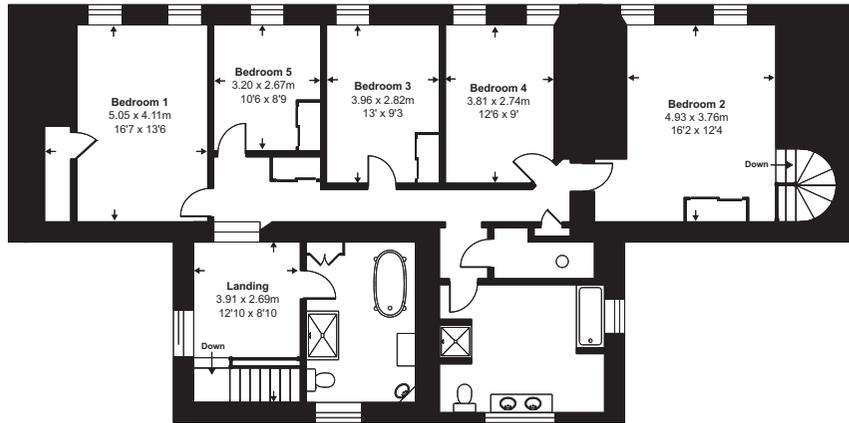
First Floor

The first floor landing gives access to the bathroom, which is a stunning room with fully panelled walls, a ball and claw bath, wash hand basin, shower and a low level WC. The main landing has access to a roof void and store cupboards. Bedroom one has a walk in cupboard and wonderful views south over the garden and towards the land. Bedroom two enjoys views south with the spiral staircase leading down to the first floor. Bedrooms, three, four and five all benefit from wonderful views to the south. A side lobby leads to the airing cupboard and further to bathroom two with a double wash hand basin, low level WC, bath and shower cubicle.

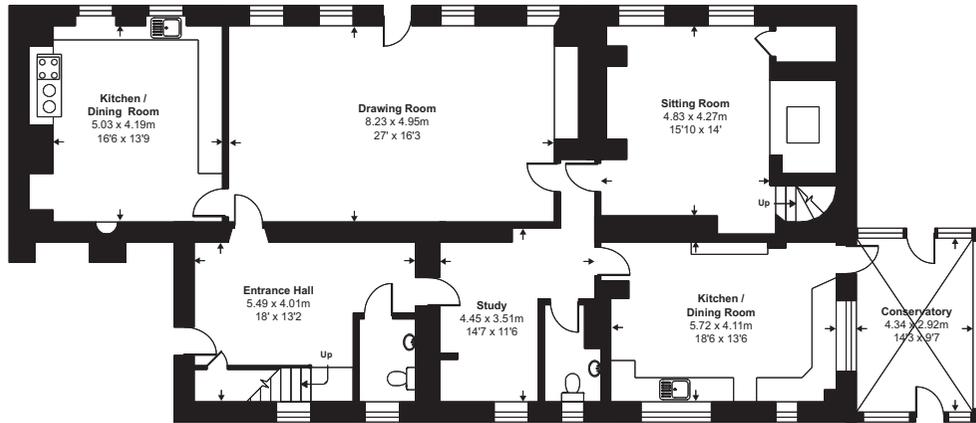


Twinell Farmhouse

Approx. Gross Internal Floor Area
319.1 Sq Metres 3435 Sq Ft (Excludes Store)



First Floor



Ground Floor



for Identification purposes only

The Gardens

The principle gardens are situated immediately to the south of the house and are contained within a stone wall boundary. The gardens are arranged on three levels, approached by a flight of brick steps with adjoining stone retaining walls and are laid to lawn interspersed with herbaceous shrub and flower borders. The top lawn has a well laid out Espalier orchard. From the conservatory there is direct access to the kitchen garden, which lies to the west of the house, offering opportunities for a vegetable area and there is also immediate access to the orchard.

The Outbuildings

The outbuildings are approached from the driveway adjoining the house as well as having their own separate access from the no through road. The buildings offer extensive opportunities to a wide range of prospective purchasers and are currently used for an extensive equestrian set up.

A number of the buildings have had planning permission for conversion to holiday units (information available from the selling agents) and although these have lapsed, it is believed that this could be a useful diversification subject to the necessary planning consents. From the main yard the first building on the left comprises a range of timber stables underneath a tiled roof and currently offers four large stables. Immediately opposite is a traditional stone barn under tiled roof. This building has two open fronted stores with enclosed rooms to either side. To the rear of this building there is a large yard area which adjoins the American style stabling, which is constructed of block under a corrugated roof and offers five stables, a rug room and a harness room. There is a garage block, which comprises a double garage with an adjoining single garage and a workshop and store. Opposite this building there is the 'Welsh Wing', which is constructed of brick under a corrugated roof with the lower stable having a tiled roof. The 'Welsh Wing' comprises four stables and a tack room and has a turnout yard to the front with a stone surround. Opposite the 'Welsh wing' there is a timber and felt range of stables, which require renovation. This block comprises five stables and a tack room. To the south on a slightly raised level there is a Dutch barn with two stables to either end.

The buildings are wonderfully located with their separate access and allow direct access to the land as well as providing a track way linking to further field areas.

Land

The land lies within a ring fence primarily to the south of the farmstead and is divided into conveniently sized enclosures for ease of management. As well as pasture land there is an area of mixed woodland at the western end, this area has a brook that runs through it. The land to the west has separate road access from the road leading to the reservoir and is available as Lot 2 totalling 5 acres. In the south east corner there is a delightful area of woodland with a range of mature trees, this adjoins the Peartwater stream and is a wonderful setting.

In total the land extends to approximately 29.5 acres and is detailed in the plan in the particulars.

Services

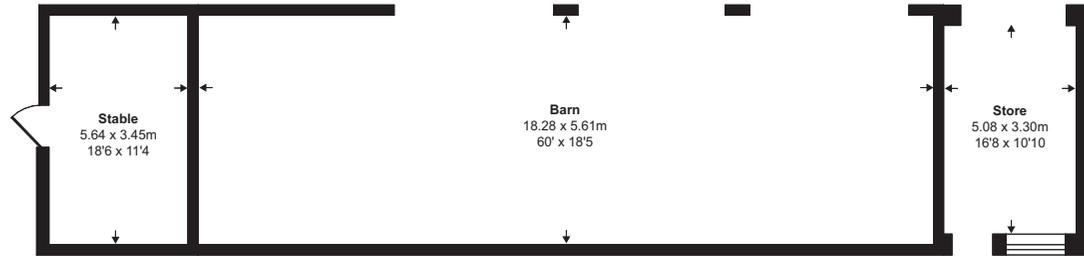
Mains water and electricity. Private drainage. Oil fired central heating.

Directions

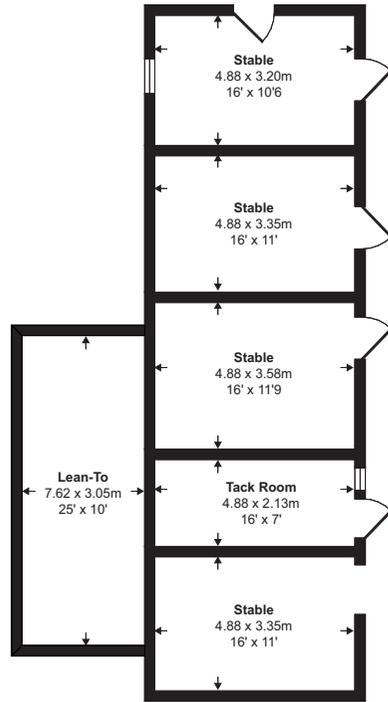
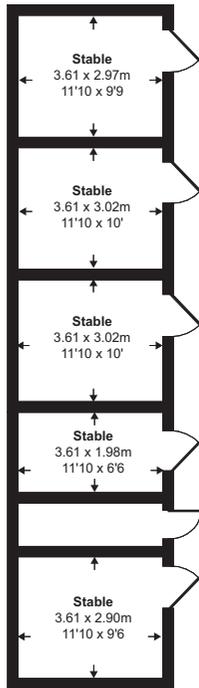
From Taunton proceed in a northerly direction through the village of Kingston St Mary heading towards the Quantock Hills. At the top of Buncombe Hill turn right as sign posted to Bridgwater. Turn left just after the Travelers Rest and follow this road to a T Junction and turn right then take the first left into Peart Water Road signposted to Nether Stowey. Take the first left onto Twinell Lane. Follow this road keeping left and Twinell Farm can be found on the left hand side.

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

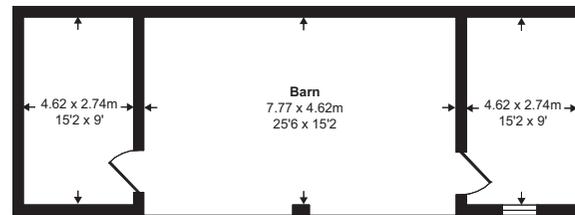
Outbuildings
 Approx. Gross Internal Floor Area
 531.7 Sq Metres 5724 Sq Ft



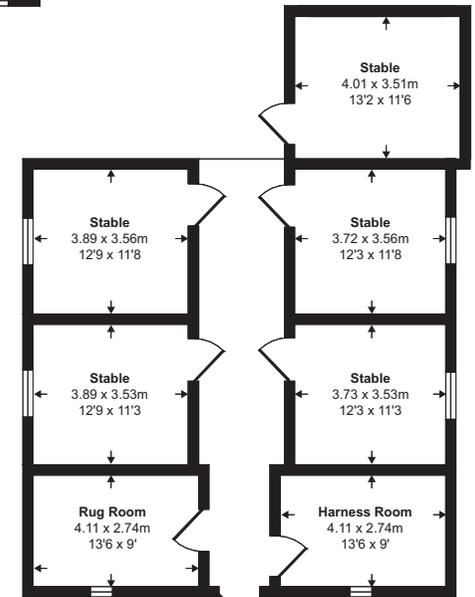
Dutch Barn



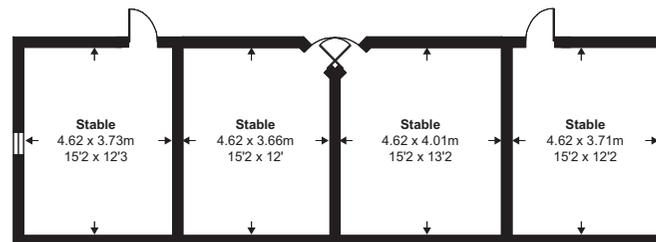
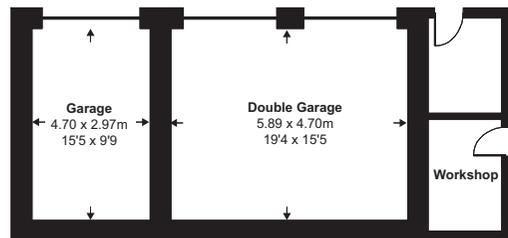
Welsh Wing



Stone Barn



American Style Stabling



Timber Stables

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