

**STAGS**

Crossways Farm

# Crossways Farm

Stoke St Gregory, Taunton, TA3 6JG

Langport 5 Miles. Taunton 8 Miles. M5 7 Miles.

- Four bedrooms
- Three Reception Rooms
- Kitchen and utility room
- Attic room
- Substantial detached outbuilding
- Gardens to the front and rear
- In need of modernisation

**Guide price £300,000**

## Situation

The property is situated on the edge of Stoke St Gregory. This popular village has a pretty square with a Church, two public houses, village hall, village shop, primary school and pre school. The village lies approximately 5 miles from Langport, 8 Miles from the County Town of Taunton and is within 7 miles of J25 of the M5 motorway providing access to Bristol and Exeter, both which have international airports. The village and local catchment area has a population of 1100.

## Description

Crossways Farm is a pretty Grade II listed house, which we understand dates back to the 17th Century and comes to the market for the first time in 70 years. The farmhouse retains many period features throughout including beamed ceilings and inglenook fireplaces.

## Accommodation

The accommodation comprises a pitched entrance porch with a heavy panelled door through to the reception hall, which has a Plank and Muntin panelled wall, stairs to the first floor and doors to the reception rooms. The sitting room has a deep inglenook fireplace with a further inset fireplace and heavy beam over. There are two front



A charming detached former farmhouse in need of modernisation with outbuildings and gardens.





aspect windows, both with window seats, a recess glazed display cabinet and a built in cupboard next to the chimney breast. The dining room has a front aspect window and a heavy beamed ceiling. To the back of the house is a kitchen, which is fitted with a range of units, with a window the rear. There is a walk in larder and rear porch and an inglenook with a two oven AGA and a door that leads into a walk in airing cupboard at the side of the inglenook. Stairs from the kitchen lead to a further room with a dual aspect and exposed A frames. There is a study with a fireplace and a reconstituted stone surround, dual aspect windows and a door to the utility/pantry which has two windows. On the first floor there is a large landing with window and access to the further bedrooms. The bedrooms are of a good size, one is a through room and all have windows enjoying the views. There is a bathroom suite with a tiled shower cubicle.

### Outside

To the front of the property there are gardens enclosed by low stone walling and the garden is laid to lawn with a number of planted herbaceous borders. There is access via a driveway, which leads to a parking area with a turning area. There is a lean to at the back of the house, which provides a covered drying area. There is a further brick built single story detached building which can be used as garaging or workshop. The rear garden is delightful and is laid to lawn with a number of mature specimen trees. There is a privy and store room within the garden.

### Services

Mains, water, electric, private drainage.

### Directions

From Taunton take the A358 towards Ilminster then at the Thornfalcon traffic lights turn left on the A378 signposted to Curry Rivel and Langport. Take the first turning left signposted to North Curry and proceed through the village and continue on the road to Stoke St Gregory. Go past the Willows and Wetlands Centre and continue along this road, as you drop down Griggs Hill the property can be identified on the left hand side via a Stags for sale board, before entering the village.



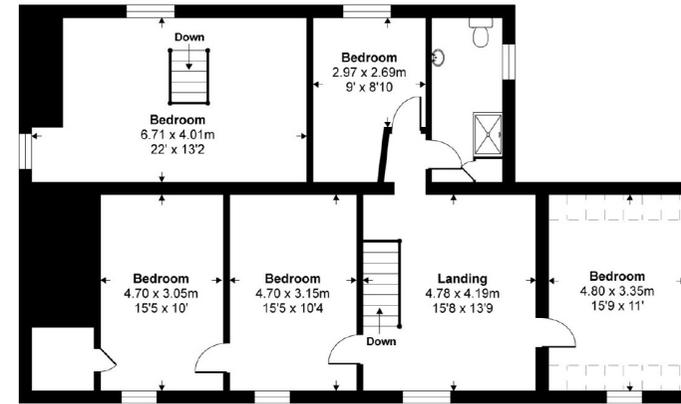


These particulars are a guide only and should not be relied upon for any purpose.

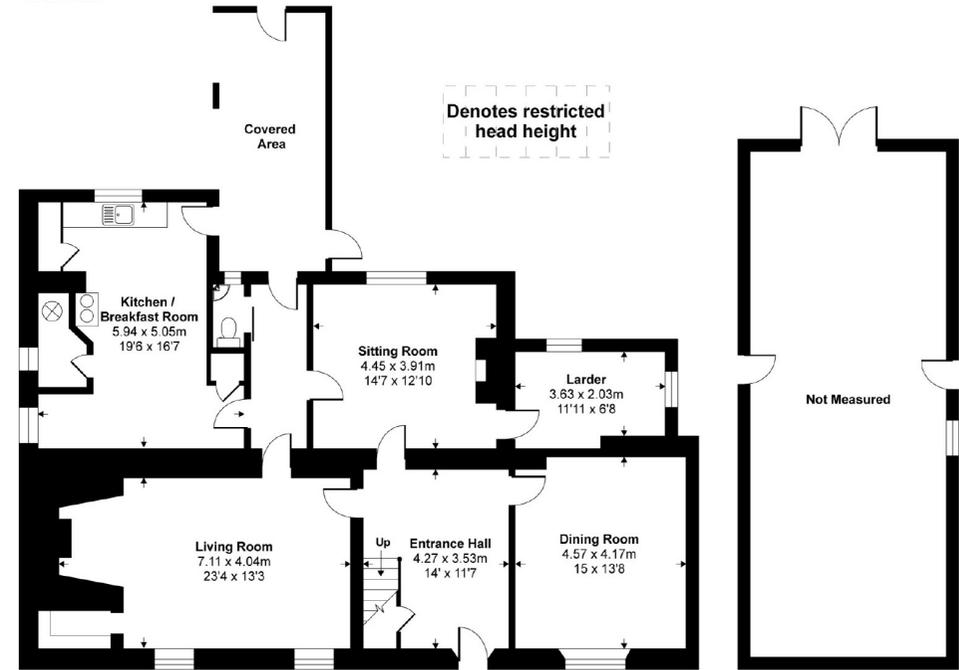
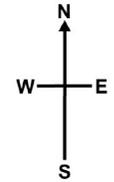


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Approx. Gross Internal Floor Area  
 256.3 Sq Metres 2759 Sq Ft (Excludes Restricted Head Height, Outbuilding & Covered Area)



First Floor



Ground Floor

Outbuilding

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 NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale