

gth



WANNEROO FARM

Timberscombe - Minehead - Somerset



WANNEROO FARM TIMBERSCOMBE

Minehead - Somerset - TA24 7TU

Minehead 5.8 miles; Dunster 2.8 miles; Taunton 26.3 miles



Wanneroo Farm is an outstanding five-bedroom detached country residence, set within approximately 11 acres of beautifully maintained gardens and grounds and occupying a fine and peaceful position within the picturesque village of Timberscombe, at the heart of the Exmoor National Park.



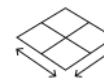
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4



205 sq. m

Viewing strictly by appointment with the agents

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INTRODUCTION

This truly exceptional equestrian property presents a rare opportunity to acquire an impressive country home together with an extensive range of barns, stables and outbuildings, set within approximately 11 acres of quality pastureland, established gardens and private grounds.

DESCRIPTION

Occupying a wonderfully secluded position and framed by a breathtaking rural landscape, Wanneroo Farm enjoys far-reaching and uninterrupted views across the rolling countryside of Exmoor National Park. The property combines the character and charm expected of a traditional country home with generous proportions, excellent versatility and superb equestrian facilities.

Inside, the accommodation is light, spacious and exceptionally welcoming, with generously proportioned rooms arranged over two floors. Character features including stone fireplaces sit comfortably alongside the more practical elements of modern family living, while the abundance of natural light and numerous aspects over the gardens and surrounding countryside create a wonderful connection with the landscape.

The accommodation is approached via a front door opening into a generous dual-aspect entrance lobby, which provides access to the principal ground-floor rooms, together with a cloakroom/WC and useful fitted storage cupboard.

The substantial triple-aspect sitting room is a particularly impressive reception space, enjoying an abundance of natural light and wonderful views. A handsome stone-built feature fireplace forms the focal point, housing a wood-





burning stove and creating a warm and inviting atmosphere.

The open-plan kitchen and dining room forms the heart of the home and enjoys a wealth of natural light, with multiple aspects overlooking the surrounding gardens and countryside beyond. The kitchen is fitted with a range of attractive country-style units with work surfaces over and a comprehensive range of integrated appliances, including a stainless-steel one-and-a-half bowl sink and drainer, dishwasher, waste disposal unit and an AGA range cooker, together with provision for a separate electric oven and hob.

An internal stable door leads through to the useful utility/boot room, providing valuable additional storage and practical space, together with access to the self-contained Guest Suite/Annexe, making this an exceptionally versatile arrangement for visiting family, guests or independent living.

The conservatory provides a further delightful reception space, with French doors opening directly onto the gardens. This versatile room offers an ideal setting for informal dining, entertaining or simply enjoying the peaceful surroundings.

A particularly appealing sunroom provides a wonderful place to relax and take full advantage of the spectacular views, with bi-folding doors opening directly onto the gardens and creating an effortless connection between the house and its grounds.

The study enjoys a pleasant front aspect and is conveniently positioned off the main entrance lobby, providing a peaceful and practical home-working space.

From the entrance lobby, stairs rise to the first-floor landing, giving access to four generously proportioned double bedrooms, the family bathroom and a useful walk-in airing cupboard.

The principal bedroom is an impressive and spacious double room, enjoying far-reaching views across the surrounding countryside and benefiting from access to a well-appointed four-piece en-suite bathroom.

Bedroom two is a further generous double bedroom with a



pleasant rear aspect and its own en-suite shower room.

Bedroom three is a light and airy double room enjoying a delightful dual aspect, together with fitted wardrobes providing useful storage.

Bedroom four is another comfortable double bedroom, with far-reaching views across the beautiful landscape of Exmoor.

Completing the first-floor accommodation is the family bathroom, fitted with a panelled bath with shower over, low-level WC and vanity unit with inset wash hand basin, together with an obscure-glazed rear window.

OUTSIDE

Set in approximately 11 acres of beautifully private, level land, this impressive equestrian facility offers an exceptional combination of practicality, space and rural charm. A particular attraction of the land is that it is all level, making it exceptionally versatile for equestrian use, grazing, exercising horses and general agricultural purposes.

The property is approached via a private driveway, enclosed by a traditional five-bar gate, which opens to generous parking for several vehicles. There is excellent vehicular access throughout, including access to the land, carport and barn. A separate side driveway leads to the rear of the property, where the garage/workshop is situated.

At the heart of the equestrian facilities is an impressive American-style barn, providing 10 good-sized loose boxes/stables, together with power, lighting and water. There is plentiful space within the barn for the storage of farm machinery, hay and straw, while stairs lead to a useful mezzanine/loft area, providing further storage. To the rear of the barn is a well-appointed tack room with WC, while the large front doors open directly onto the yard, creating excellent access for horses, machinery and deliveries.

Opposite the barn and yard is a fully enclosed riding arena, providing a dedicated area for schooling and exercise.



The surrounding grounds have a wonderfully rural and established feel, with the majority of the gardens laid to lawn and the land divided into a number of enclosed paddocks and fields. Mature shrubs, established trees and hedging provide excellent privacy, shelter and an attractive backdrop throughout the seasons. A delightful orchard adds further character, while an additional outbuilding/store provides useful external storage.

Tucked away at the edge of the property is an enchanting small area of semi-wild woodland, which adjoins the stream running along the boundary.



Together with the mature hedgerows and trees, this creates a particularly tranquil and secluded setting, with a strong sense of being surrounded by countryside.

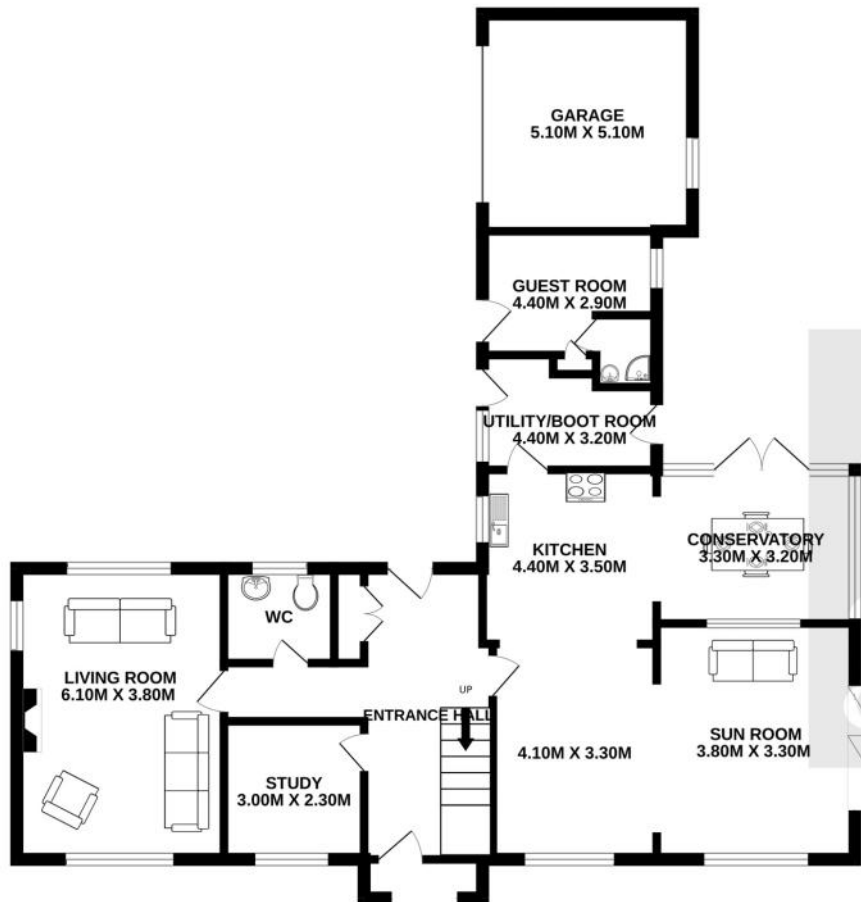
The land is exceptionally private, enclosed by mature hedges and established trees. The combination of its rarely found level topography, excellent equestrian infrastructure, enclosed paddocks, generous storage and peaceful rural setting makes this a highly versatile smallholding and equestrian holding.

SITUATION

Timberscombe nestles in the valley of the river Avill and is an ideal base to make the most of the many delightful walks and nearby beauty spots and, as would be expected of this location, there is a complete range of country sporting activities. The Village enjoys a Church, Public House, Village shop/Post Office, First School and Recreation Ground and everyday requirements can be obtained in the nearby medieval Village of Dunster, and a comprehensive range of shopping and social facilities are available in the West Somerset regional centre of Minehead which is about five miles away.

WANNEROO TIMBERSCOMBE

GROUND FLOOR
760 sq.ft. (70.6 sq.m.) approx.



1ST FLOOR
633 sq.ft. (58.8 sq.m.) approx.



IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.



DIRECTIONS

What3words:///bluffing.racetrack.argued.

From our GTH office in Minehead on The Parade, proceed out of the town towards Dunster on the A39. Continue through Alcombe and follow the signs for Dunster and the A396.

On reaching Dunster, take the A396 towards Wheddon Cross. Continue for approximately 3 miles before turning right, signposted Timberscombe.

Follow the road into the village of Timberscombe, continuing through the village and following the road as it winds through the surrounding countryside. The entrance to Wanneroo Farm will be found on the right hand side, approached via a driveway and five-bar gate.

SERVICES & OUTGOINGS

Mains electric, water and private drainage via septic tank.

Council Tax: Somerset West and Taunton Council Band F

ADDITIONAL INFORMATION

Broadband: FTTP—Superfast broadband is available—highest available download speed 80 Mbps, highest available upload speed 20 Mbps. (Openreach).

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a VERY LOW RISK from River/Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).









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