

CURLOAD

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TAUNTON





Withy Barn, Curload Stoke St. Gregory, Somerset, TA3 6JF

Taunton Town 9.9miles; m5 Junction 25, 8.4miles;

 2
  4
  2
  180Sq m

A detached equestrian home set within 8 acres in the sought after Stoke St Gregory area. Offering a vast array of potential and space. Viewing highly recommended.

Freehold Guide Price £675,000

DESCRIPTION

Withy Barn is a spacious south facing, detached four-bedroom house located at the end of a long private driveway in the sought after area of Stoke St. Gregory. The property offers a great deal of potential and flexibility with spacious well laid out accommodation. This substantial detached house boasts well sized rooms. The accommodation briefly comprises, an entrance porch which leads through to the entrance hallway and provides access to the downstairs accommodation. The spacious kitchen breakfast room is the heart of the home and is the perfect spot for entertaining. The kitchen benefits from modern wall and base units and a breakfast bar. There is access from the kitchen which leads through to the utility room, and a door to the conservatory which enjoys views over the gardens and adjoining countryside. The dining room is a good size and leads through to the dual aspect light and airy sitting room which benefits from a multi fuel burner. Also to the ground floor is bedroom four which is a double room overlooking the front elevation and has its own newly fitted modern ensuite shower room. To the first floor are three large double bedrooms which are all served by a family bathroom. The property benefits from double glazing and oil fired central heating.



OUTSIDE

The gardens surround the property with an orchard together with the land adjoining currently used for ponies however, could be used for any number of uses. The long private driveway leads to the front of the property, via a gate leading to a large driveway with ample parking. There is a large raised feature fish pond with stepped access to the front door. To the rear, there is a fully enclosed courtyard with south facing garden. This leads onto the land which consists of open fields which are predominantly level, sectioned permanent pasture with pony sized enclosures. To the left of the house is a raised extensive hard standing which boasts nearly 2000 sqft of covered storage incorporating the storage outbuildings, workshop, garage, office and further storeroom buildings. There are also a range of stables and barns which again offer flexibility and potential for conversion (subject to necessary planning permission). There is a recent addition of a constructed circular turn out sand school. The majority of the buildings are connected with light and power and there is also secondary access to this area of buildings through the gate to the yard off the original driveway.

SERVICES & OUTGOINGS

We understand that mains electric, water and drainage are connected to the property with bottled Calor gas.

Council Tax: *Somerset Council—Band E.*

SITUATION

The property is situated in the hamlet of Curload which is on the edge of the Somerset Levels, an area famous for its withy beds and basket making and is designated an environmentally sensitive area. Close by are the villages of Stoke St Gregory and North Curry which between them provide a range of local facilities including post offices, primary schools, general stores, health centre and churches. Locally are a variety of pubs serving excellent food with the renowned Firehouse at Curry Rivel. A more comprehensive range of amenities are available in the county town of Taunton about ten miles away including excellent state and independent schools, theatre, County Cricket Ground and railway station with frequent services to London Paddington. The M5 motorway is extremely accessible with Junction 25 only 7.5 miles from the property.

There are numerous, all-year round attractions with the nearby Willows and Wetland Centre and a number of National Trust



properties. Excellent walking can be enjoyed along the droves near the River Tone.

DIRECTIONS

What3words:///awoke.relegate.broker

ADDITIONAL INFORMATION

Broadband: FTTP—Standard broadband is available—highest available download speed 4 Mbps, highest available upload speed 0.5 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 LOW RISK from River/Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).



VIEWING

Strictly by appointment with the agents
Greenslade Taylor Hunt.

13 Hammet Street, Taunton, Somerset, TA1 1RN

Email: residential.taunton@gth.net

Tel: 01823 277121 | Ref: TAU210435

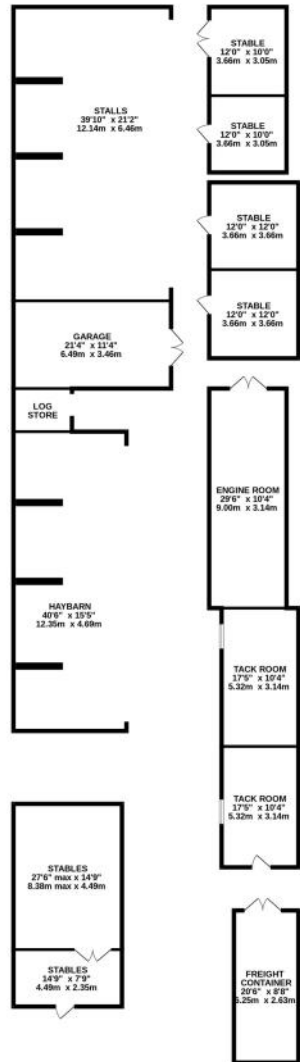
GREENSLADE TAYLOR HUNT
www.gth.net

OUTBUILDINGS & STABLES
3497 sq.ft. (324.9 sq.m.) approx.

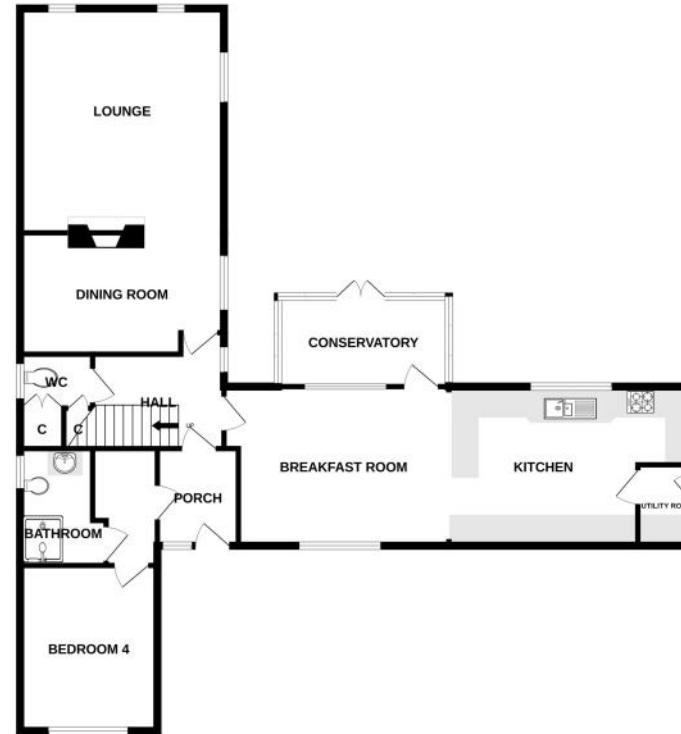
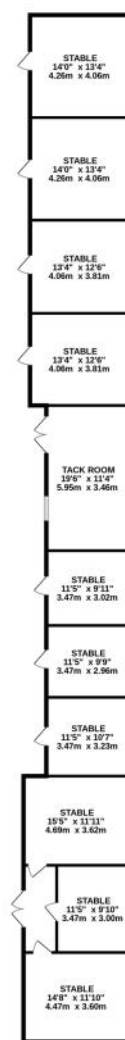
STABLES
1806 sq.ft. (167.5 sq.m.) approx.

GROUND FLOOR
1187 sq.ft. (110.3 sq.m.) approx.

1ST FLOOR
682 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA : 5303 sq.ft. (492.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TOTAL FLOOR AREA : 1869 sq.ft. (173.6 sq.m.) approx.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

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.

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