

BLACKMORE LANE

gth

CANNINGTON





Chilton Trivett Farm

Cannington, Somerset, TA5 2LG

Bridgwater 3.4 miles; Taunton 13.2 miles; Bristol 40.5 miles



2



4



1



261.5sqm

A Grade II listed 4 bedroom farmhouse boasting a wealth of character features, together with tennis court, gardens and grounds of just over 3 acres. No onward chain.

Freehold Guide Price £750,000

DESCRIPTION

Chilton Trivett Farmhouse is a Grade II Listed property, offering spacious accommodation. The house has been well-maintained and improved, including an almost full re-roofing in 2022, leaving it in excellent condition. Extending to 3,277-sq. ft., it provides four double bedrooms, three reception rooms, and a study. The accommodation is on two floors. The lot extends, in total, to approximately, 1.23-hectares (3.05-acres). It is accessed via a drive off Blackmore Lane. Ground Floor The sitting room, drawing room, and dining room are all spacious, with high ceilings, large sash windows and original fireplaces, creating bright and inviting spaces. A study offers a quiet retreat, perfect for working from home or as a snug. The kitchen is well-appointed with bespoke fitted units and integrated appliances, featuring an Aga set within a characterful inglenook fireplace. A utility room and cloakroom provide additional practicality. First Floor The first floor features four generously sized double bedrooms, each filled with natural light. The principal bedroom includes built-in storage and detailed plasterwork on the ceiling, while bedroom 2 has an adjoining space, ideal for a dressing room or en-suite conversion. The family bathroom has been recently renovated, incorporating a freestanding bathtub, dual washbasins and a walk-in shower.



OUTSIDE

Grounds & Outbuildings Set within approximately 3-acres, the farmhouse enjoys mature gardens, an orchard and a tennis court, all offering scope for restoration and enhancement. A traditional barn adjacent to the house benefits from planning permission for conversion into a one bedroom annexe (Planning Ref: 13/20/00029), providing options for guest accommodation, multigenerational living or a home office. A private driveway leads to a generous parking area, partially enclosed by established trees, ensuring both privacy and an attractive approach. The farmhouse offers a rare opportunity to acquire an historic yet well-maintained country home, with further potential to personalise and enhance.

Please note that an additional barn and land is available via separate negotiation. Please contact GTH for more information.

There is a right of way over the entrance drive the maintenance cost will be apportioned according to user.

SERVICES & OUTGOINGS

We understand that mains electric, water and private drainage are connected to the property. Oil fired central heating.

Council Tax: *Somerset Council—Band E.*

SITUATION

The property is set back from the public highway and occupies a rural location at the end of a long private drive. From the rear gardens, fabulous far reaching views can be enjoyed towards the Quantock Hills which lie to the east, and are designated an area of Outstanding Natural Beauty, where many footpaths and bridleways can be enjoyed. The village lies some 2 miles to the west of Bridgwater and local amenities can be found at nearby Cannington, which hosts a number of local pubs, butchers, post office, garage to name but a few. The county town of Taunton is approximately 11 miles to the south west and can be reached over the hills. Bridgwater itself is a thriving town, with a good range of day-to-day amenities including secondary schooling as well as excellent road communications via the A38 and two junctions of the M5 motorway. The town also has a mainline train station and a direct line can be found from Taunton to London Paddington. Many rural pursuits can be enjoyed in the nearby countryside including fishing at Hawkrigge Reservoir, sailing at Durleigh and golf at Enmore golf club. The area



is renowned for public schooling with Kings Taunton and Queens being located in the county town and Brymore School more locally.

DIRECTIONS

What3words:///dial.opts.chatted

ADDITIONAL INFORMATION

Broadband: FTTP—Standard broadband is available—highest available download speed 16 Mbps, highest available upload speed 1 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%).

Construction Type: Stone



VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

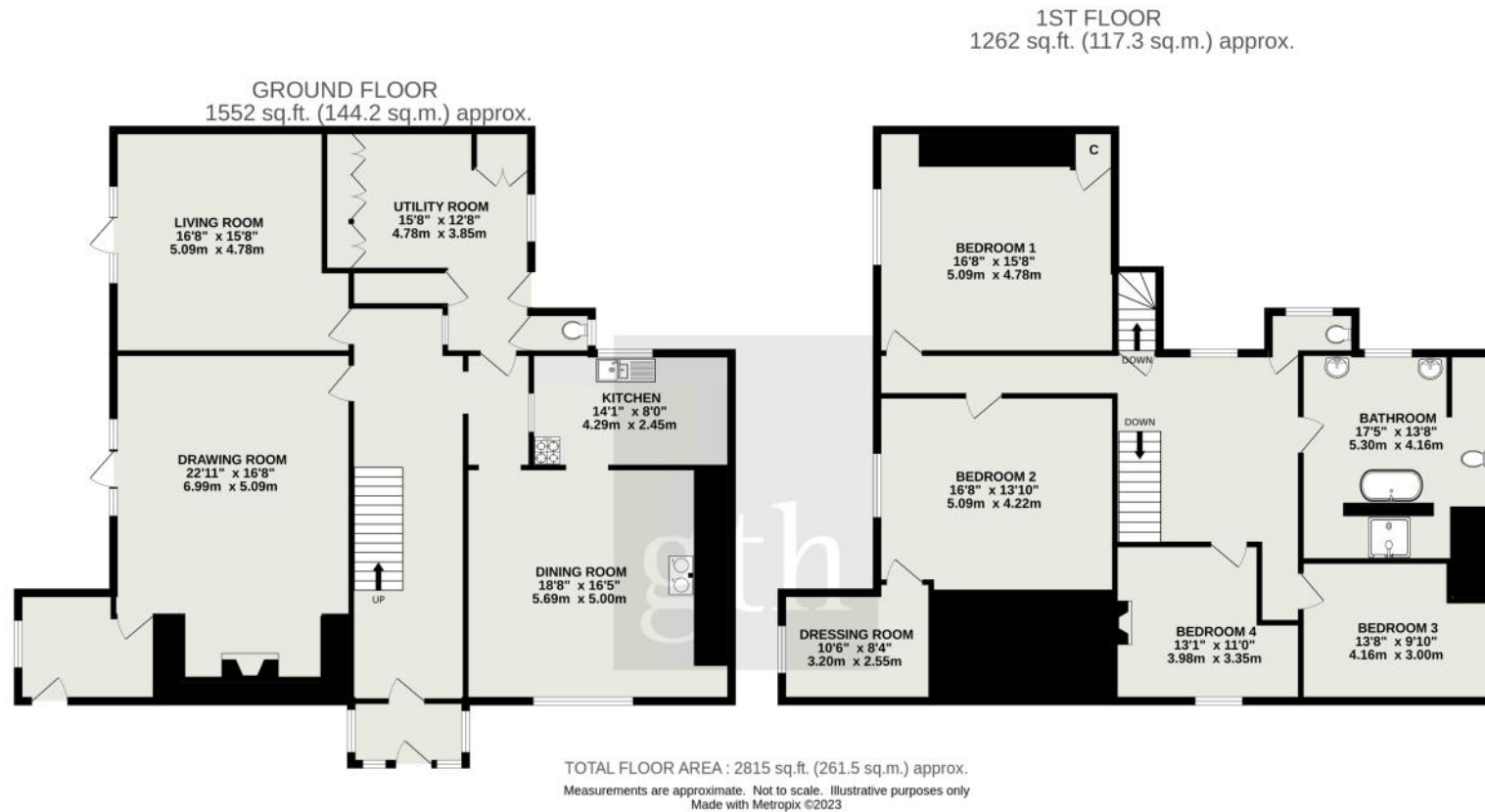
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GREENSLADE TAYLOR HUNT
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CHILTON TRIVETT FARM



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94-100) A		
(81-93) B		
(69-80) C		81
(55-68) D		
(39-54) E		41
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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.

gth

