



Westcott Farm

Wellington, Somerset

Carter Jonas

**Westcott Farm  
Ashbrittle  
Wellington  
Somerset  
TA21 0HZ**

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**A detached farmhouse for  
renovation with outbuildings  
and land.**

Westcott Farmhouse comprises a detached four-bedroom property for renovation together with an adjoining traditional barn with paddocks and stabling to the front and rear.

In all extending to 3.36 acres.

For sale by private treaty.





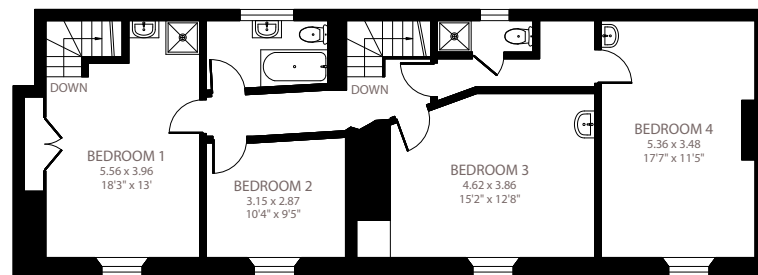
## Location

Westcott Farm is located between Clayhanger and Ashbrittle, close to the Somerset and Devon border in the Brendon Hills. The nearby small towns of Bampton and Wiveliscombe offer a range of day-to-day facilities including healthcare and schooling. Tiverton, Wellington, and the Somerset county town of Taunton are within easy reach of the property. Mainline rail services to London Paddington are available at Tiverton and Taunton with the M5 motorway accessible at Junction 26 at Wellington, as well as Junctions 25 and 27 at Taunton and Tiverton respectively.

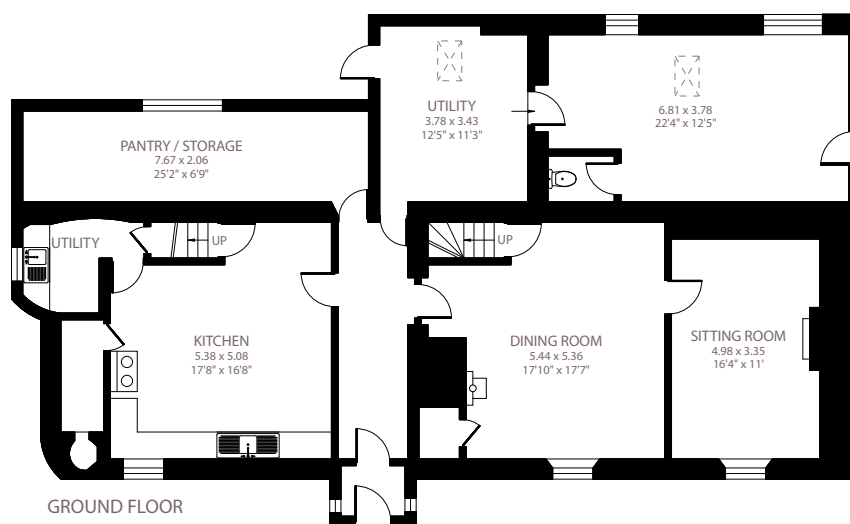
## Farmhouse

Westcott Farmhouse offers spacious accommodation now in need of renovation totalling about 2681sqft / 249sqm. The accommodation comprises front door to hallway. Kitchen and breakfast room with Aga (with inglenook fireplace and bread oven to be exposed behind) on the western side of the farmhouse, with a utility room off to the rear, and stairs from the kitchen to the first floor. Dining room with log burning stove and stairs to the first floor, leading through to the sitting room with fireplace, both on the eastern side of the farmhouse. To the rear of the farmhouse, accessed via the central hall and via the back door, are a series of inter-connecting storage rooms with brick floors which lead to the adjoining stone barn. On the first floor, there are four double bedrooms, one with an en-suite shower and WC, together with a family bathroom. One bedroom also has an integral shower, and stairs down to the kitchen.





FIRST FLOOR



GROUND FLOOR



OUTBUILDING GROUND FLOOR



OUTBUILDING FIRST FLOOR



## Floor plan

Westcott Farm, Wellington

### Approximate area:

2681 sq ft / 249 sq m

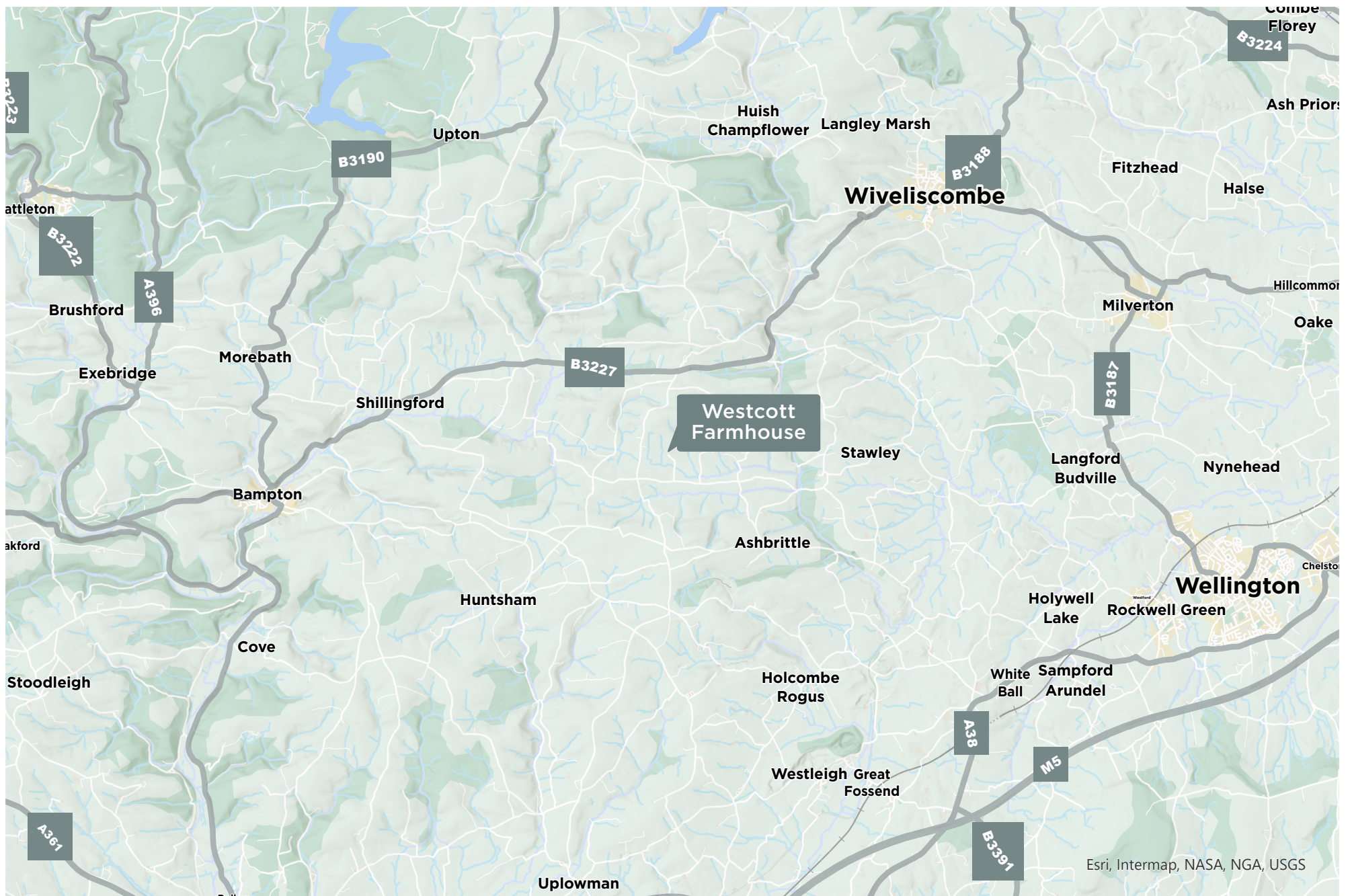
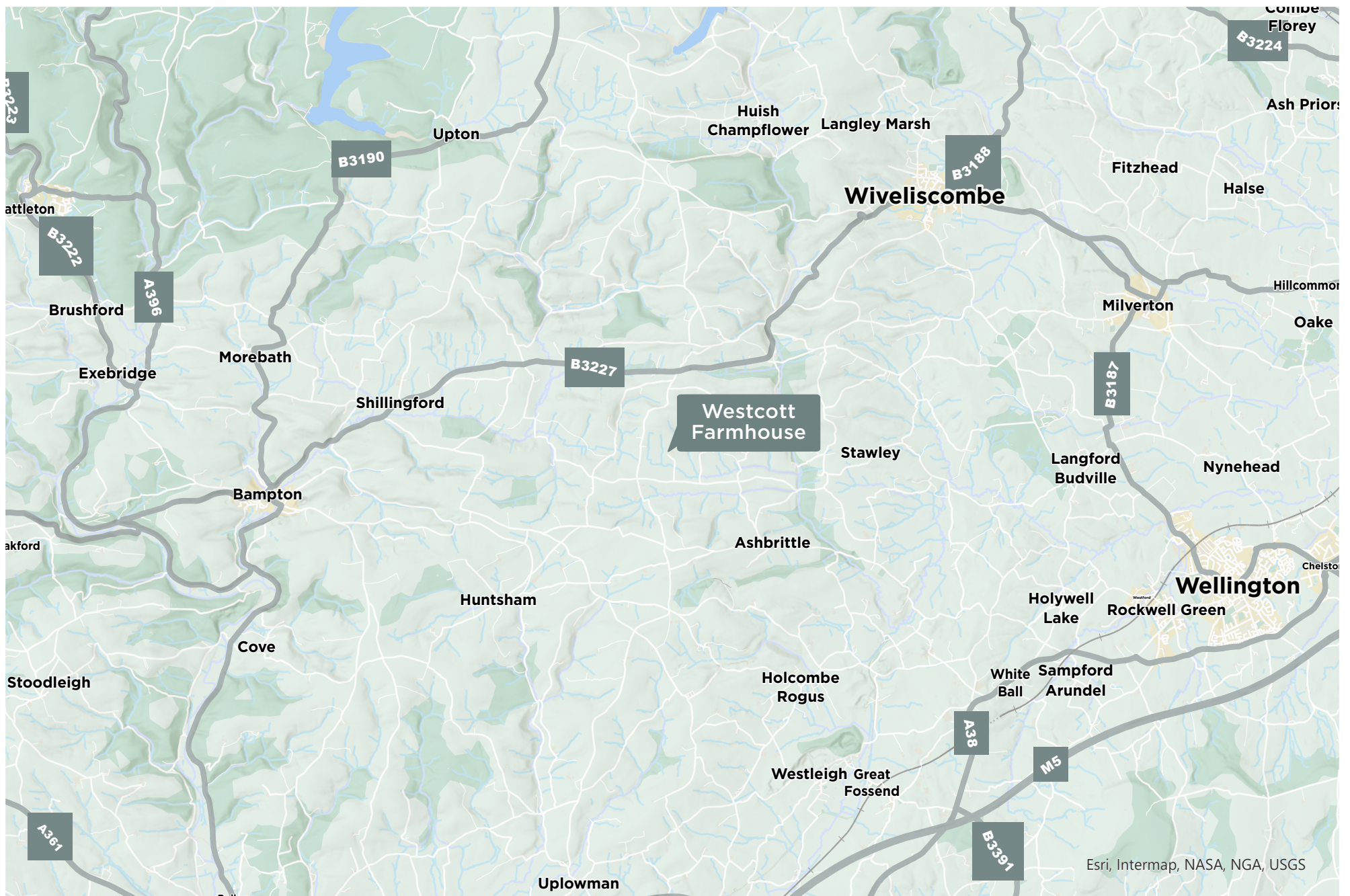
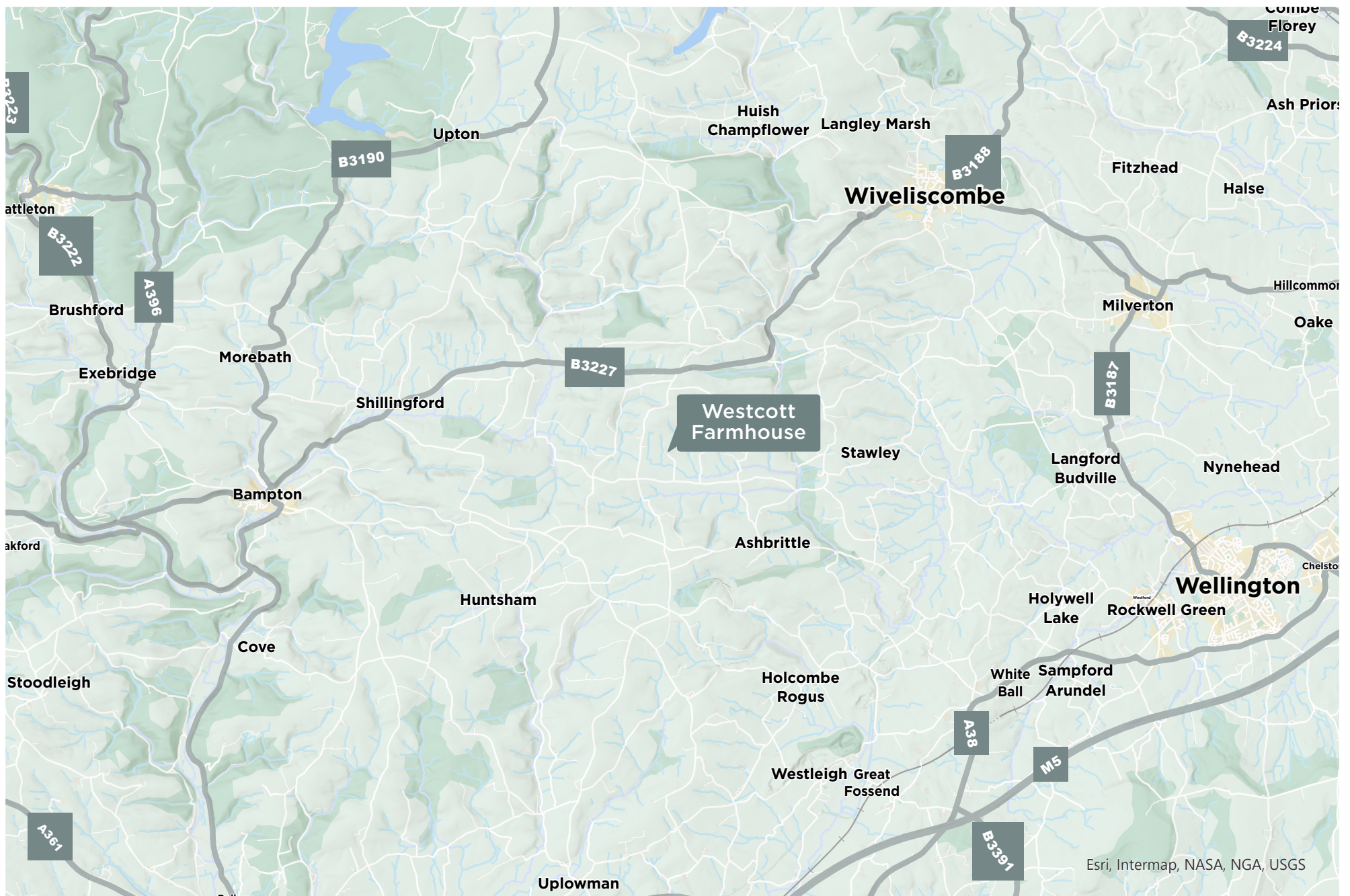
### Outbuildings:

1962 sq ft / 182.2 sq m

### Total area:

4643 sq ft / 431.2 sq m

For illustrative purposes only - not to scale.  
The position & size of doors, windows, appliances  
and other features are approximate only.



## Buildings

Situated adjoining the farmhouse to the east is a stone barn with loft over which in turn adjoins an L-shaped stone and block stable building forming part of the old courtyard with the farmhouse.

Adjoining the farmhouse to the west is a redundant stone and slate store, whilst within the paddock to the rear of the farmhouse is a timber stable building.

## Land

The land comprises the pasture paddock to the south/front of the farmhouse, as well as two pasture paddocks to the north/rear of the farmhouse. In all the property extends to 3.36 acres.

## Method of Sale

The property is offered for sale by private treaty with a guide price of £600,000.

## Tenure and Possession

The freehold of the property is offered for sale with vacant possession upon completion.

## Services

The property is serviced by mains electricity with private water and drainage systems.

## Wayleaves, Easements and Rights Of Way

There is a public footpath running up the driveway to the south of the property.

## EPC Rating

Westcott Farmhouse has a current energy efficiency rating of F.

## Health and Safety

Potential purchasers should take particular care when inspecting the property bearing in mind the risks associated with livestock and machinery which may be present at the time of inspection, as well as uneven, steep, and potentially slippery surfaces.

## Local Authority

Somerset Council  
(formerly Somerset West and Taunton)  
[www.somerset.gov.uk](http://www.somerset.gov.uk)

## Viewings

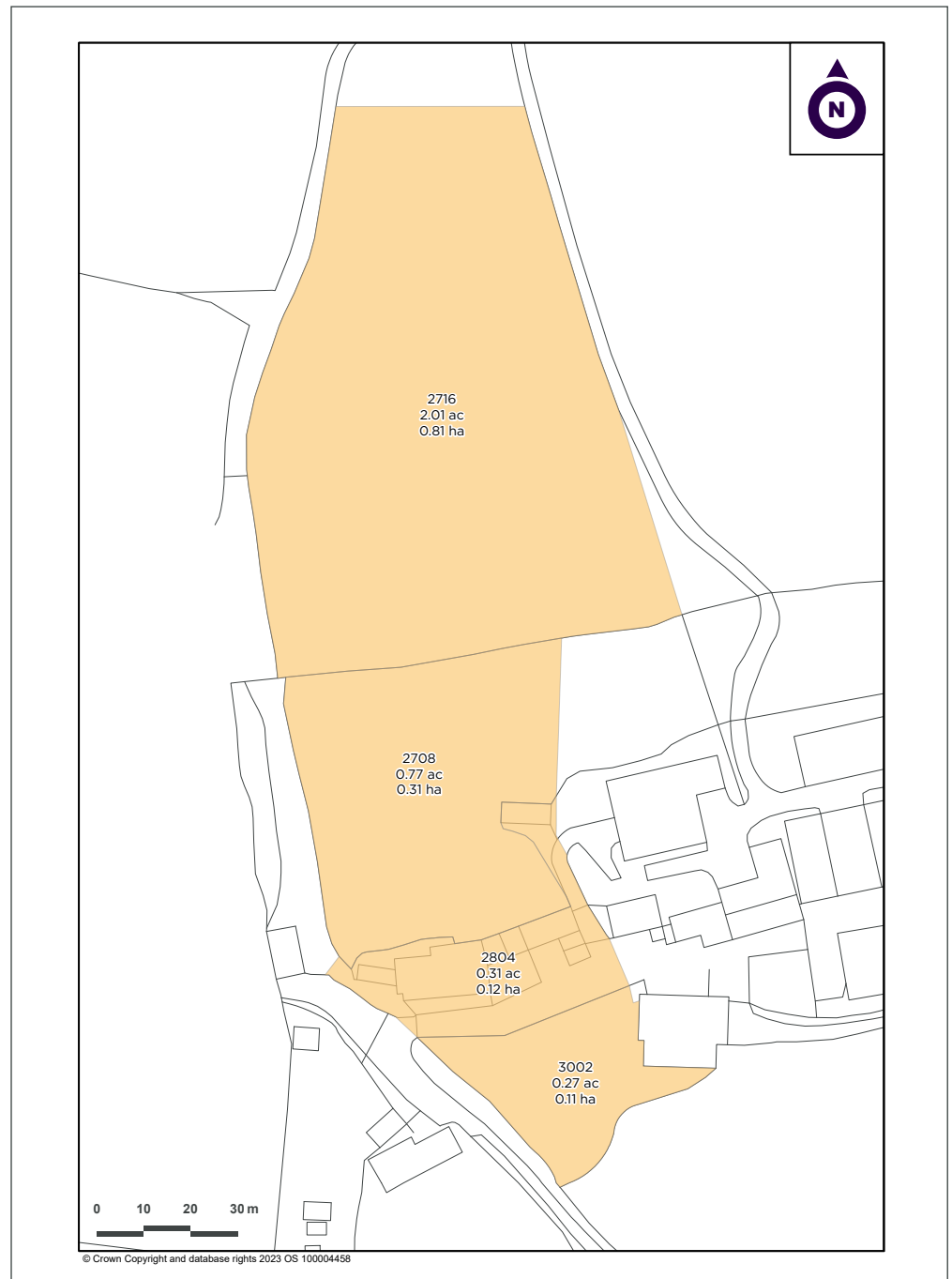
Viewings are by appointment with the agents.

## Directions

Heading from Wiveliscombe to Bampton on the B3227, continue up through and out of Waterrow onto the straight section of this road. Turn left immediately after passing the lay-by on the left, signed Clayhanger and Huntsham. Follow this lane for about one mile and upon reaching the crossroads at the top of the hill, turn left signed Ashbrittle and Stawley. Follow this road for a short distance and then take the next left down the no-through road to Westcott Farm. Westcott Farmhouse will be found at the top of the hill.



/// solid.alley.kings





## Taunton

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