



**HENNICKS**

LOWER SWELL, FIVEHEAD, NEAR TAUNTON, SOMERSET

**JACKSON-STOPS** 

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## A PARTICULARLY CHARMING PERIOD COTTAGE IN A MAGICAL, PRIVATE SETTING



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### **DISTANCES (approximate)**

ILMINSTER (A303) 12.7 MILES

TAUNTON 10 MILES

M5 MOTORWAY 7.5 MILES

BRISTOL 49 MILES

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### **SUMMARY**

- Entrance Hall
- Well Fitted Kitchen/  
Breakfast Room
- Sitting Room
- Dining Room
- Study
- Principal En Suite Bedroom
- Two Further Double  
Bedrooms
- Family Bathroom
- Separate W.C.
- Detached Garage
- Delightful Well Stocked  
Gardens
- Gazebo
- Summerhouse
- Pond
- Kitchen Garden with  
Substantial Greenhouse
- Purpose Built Log Store
- Terrace
- Informal Lawned Garden
- Private Tree Lined Drive
- No Near Neighbours
- A little over an acre of land



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## THE PROPERTY

This totally secluded country cottage is believed to date back several hundred years and built of blue lias stone elevations under a tiled roof and has pretty dormer windows. Well cared for and modernised in recent years, the property offers characterful and conveniently arranged accommodation including a reception hall/boot room, a newly fitted kitchen/breakfast room with a range of panel fronted cupboards with oak work surfaces, a Belfast sink and tiled surrounds and an oil fired 'Range' style cooker. The sitting room is particularly charming with a beautifully preserved cross beam ceiling, recently restored inglenook fireplace and a Clearview wood burning stove and bread oven. The dining room lies on the other side of the kitchen and has French doors out onto the terrace and a further door through to the study. The bedrooms all enjoy glorious country views and include a principal bedroom with well fitted en suite bathroom, two further double bedrooms and a family bathroom complete with a roll top bath, shower and wash basin and a separate wc.

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## THE LOCATION

Hennicks occupies a truly enchanting, tranquil setting at the end of its own private drive, is completely surrounded by unspoilt farmland and enjoys glorious views over the surrounding landscape. The tiny hamlet of Swell comprises a Manor House and a few neighbouring cottages. Hennicks is but a mile from the village of Fivehead with its Inn, Primary School and Community Hall. The larger village of Curry Rivel is found some four miles to the east and, together with Langport, all day to day amenities are close at hand. Taunton, the County Town of Somerset is set some ten miles to the south west, has an excellent shopping centre with many of the well-known high street stores, good schools, both in the state and private sectors, and main line railway with trains scheduled to arrive in London, Paddington on the fast service within an hour and forty five minutes. Road links are excellent with the M5 motorway passing through Taunton at J25 providing fast and easy access to Exeter, Bristol and London. The A303 also being within easy reach is found at Ilminster.

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## GARDENS AND GROUNDS

The entrance drive leading down to Hennicks is found off a tiny country lane and leads into the gravelled drive and parking area, which gives access to the detached garage. The cottage is set within the centre of its gardens which are lawned and protected by mature mixed hedging. There are gently sloping lawned areas with variety of mature trees and shrubs and mixed borders and an original water well. There is a newly built gazebo providing excellent alfresco entertaining space and a pretty octagonal summerhouse in a quiet corner of the garden with power and lighting. A newly built substantial wooden framed greenhouse with power and lighting is set within the kitchen garden with raised beds and is protected by established hedging. An offset area of lawned garden provides a play area or could be used for further parking. Other features include a working well and a decorative pond.



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### LOCAL DIRECTIONS (POST CODE: TA3 6PH)

Proceed out of Taunton on the A358 in an easterly direction. On approaching Thornfalcon traffic lights turn left, sign posted to Curry Rivel and Langport. Proceed through the hamlet of Wrantage and continue through a wooded area and shortly afterwards turn right sign posted to Fivehead (Butcher's Hill). Proceed down into the village, and take the turning left sign posted to Isle Abbotts. Proceed a short distance and continue straight on where the road naturally bears round to the right, signposted to Swell. Continue passing Langford Fivehead on the left and continue around left and then right hand bends and then look out on the right for the drive to Hennicks.

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### PROPERTY INFORMATION

**Postcode:** TA3 6PH.

**Services:** Mains water and electricity. Private drainage, oil fired central heating.

**Local Authority:** South Somerset District Council, Brympton Way, Yeovil, Somerset BA20 2HT. Tel: 01935 462 462. [www.southsomerset.gov.uk](http://www.southsomerset.gov.uk)

**Tax Band:** F

**EPC Rating:** E.

**Contents, fixtures and fittings:** Unless specifically mentioned in these particulars, all contents, fixtures and fittings, garden ornaments and statues and curtains are specifically excluded from the sale. Certain items may be available by separate negotiation.

**Viewing:** Only by appointment with Jackson-Stops Taunton office: Tel. 01823 325 144.

Photographs taken and Details prepared October 2021.

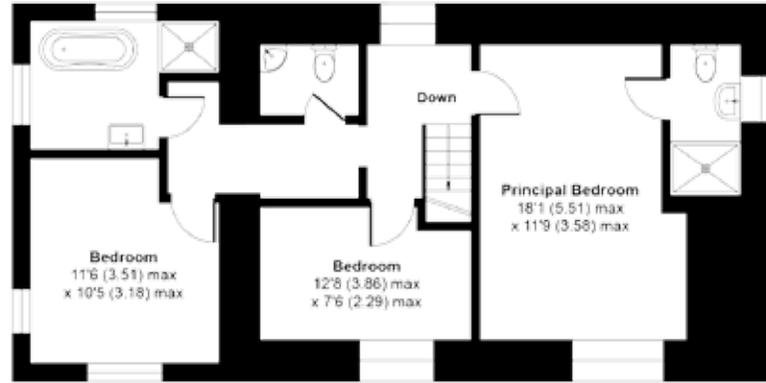
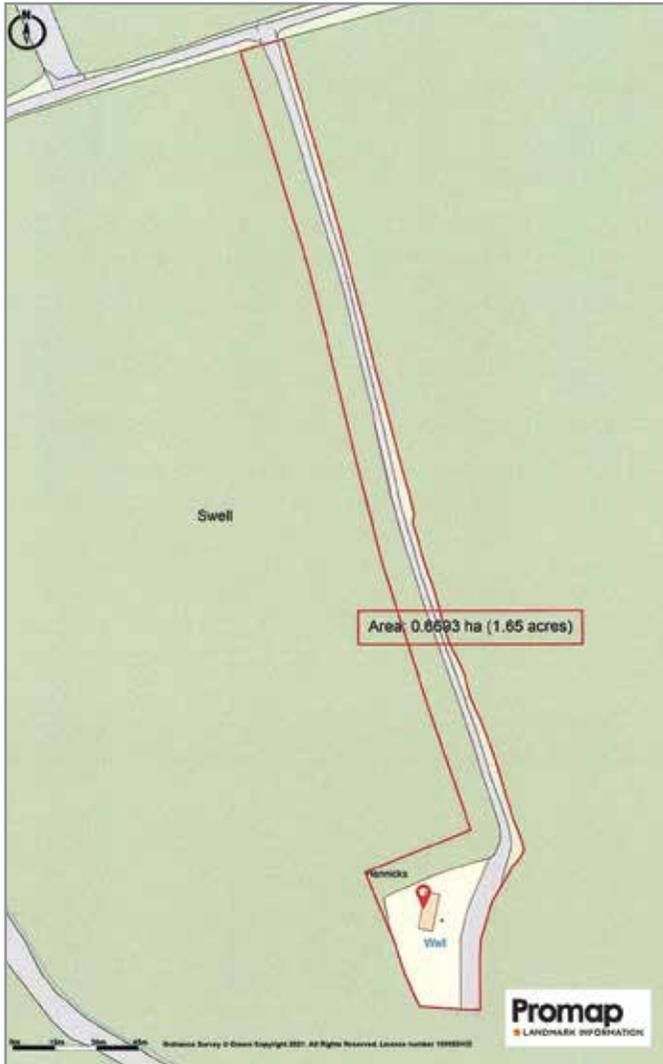
**For sale by private treaty with vacant possession on completion.**





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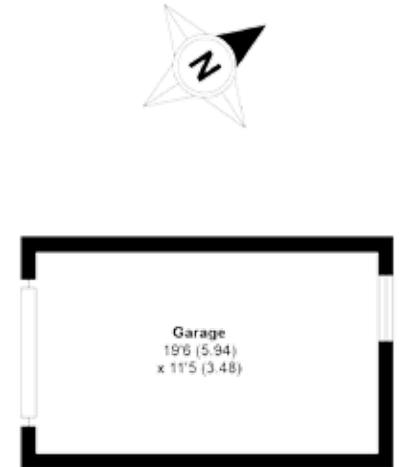
Approximate Area = 1705 sq ft / 158 sq m (includes garage)



FIRST FLOOR



GROUND FLOOR



NB. This Floor Plan is for illustrative purposes only. All dimensions are approximate.

**Important Notice:** 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current; aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

TAUNTON

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