



# YARDE HOUSE

COMBE FLOREY, TAUNTON, SOMERSET

JACKSON-STOPS 



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**YARDE HOUSE  
COMBE FLOREY, TAUNTON, SOMERSET**

A HANDSOME FAMILY HOUSE BUILT IN THE  
EARLY 1920S SET ON THE LOWER SLOPES  
OF THE QUANTOCK HILLS.



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**FEATURES**

- Porch
- Reception Hall
- Drawing Room
- Study
- Sitting Room
- Dining Room
- Kitchen Breakfast Room
- Boot Room / Utility
- Cloakroom
- Principal En-Suite Bedroom
- Five Further Bedrooms
- Gravel Drive
- Parking
- Double Garage
- Well-Designed and Stocked Gardens
- Rose Arbour
- Terraces
- Studio
- Workshop
- Garden Stores
- Informal Lawned Areas
- Wooded Garden

In all about 0.855 hectares (2.113 acres)

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**THE PROPERTY**

A substantial and traditionally designed family house offering well-decorated spacious rooms all enjoying lovely outlooks. Believed to have been built for 'Farmer' Jack White – a famous cricketer who captained Somerset and England - the house has seen little change over the years hence much of the original character has been well-preserved and retained. Three well-proportioned reception rooms are arranged across the front of the house all enjoying southerly views over the well-tended gardens. There is a study and good size kitchen breakfast room also enjoying good outlooks. Many of the rooms have been redecorated recently and a number of replaced windows now provide a comfortable family home.



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## THE LOCATION

Yarde House occupies a highly convenient setting on the lower southern slopes of the Quantock Hills and as its address states it is within the parish of Combe Florey, a particularly sought after Somerset village with its popular inn, The Farmers Arms. The village of West Bagborough and the Quantocks are both within a short walk and other nearby villages and amenities include Bishops Lydeard and Williton. Taunton is within easy reach and there is a good shopping centre with day-to-day amenities and is home of the County Cricket Ground. Taunton is well-known for its good schools, particularly its independent schools including Taunton School and Kings and Queens Colleges. Kings Hall Preparatory School is also nearby as well as Wellington with its well-respected Junior and Senior Schools. Excellent walking country is found on the Quantocks with miles of heather topped beacons enjoying the glorious views across to the Bristol Channel and South Wales.

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## COMMUNICATIONS AND TRANSPORT

- Combe Florey Village 1 mile
  - Taunton 8 miles
  - Minehead 17 miles
  - Exeter 43 miles
  - Bristol 56 miles
  - London Paddington 1 hour 45 minutes on the fast service
- (All mileages/time approximate)

Taunton has an M5 Motorway Junction providing fast and easy access to Exeter, Bristol and the Midlands, and London via the M4. Taunton also has a main line station with fast trains scheduled to arrive at London Paddington within an hour and forty five minutes. The M5 Motorway can also be joined at Wellington and Tiverton Parkway. The trains on the Great Western Service also pass through Tiverton and St. David's in Exeter. There are airports at both Exeter and Bristol and for those wishing to cross the channel, there are ferry ports at Plymouth and Southampton.





## GARDENS AND GROUNDS

A short entrance drive leads off the passing road and has newly installed metal and timber electrically operated gates which open into an ample gravel parking area. The drive passes the western side of the house to a double garage. The well-designed gardens include a timber rose arbour, a deep terrace stretching across the front of the house and a short flight of steps lead down to herbaceous borders and beyond a yew hedge, a lawned area is well shaded by a mature eucalyptus. The gardens extend round to the east side of the house passing a sheltered terrace which is south facing and onto the studio / games room, workshop and two further timber garden store sheds. Lawned gardens stretch up to the north surrounded by a mixture of pines, spruce and native trees leading up to a track with a gate giving access by foot to West Bagborouh and The Quantocks.

In all about 0.855 hectares (2.113 acres)





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## PROPERTY INFORMATION

**Postcode:** TA4 3JB

**Services:** Mains electricity and water. Private drainage. LPG fired central heating. Some night storage wiring.

**Local Authority:**

Taunton Deane Borough Council  
The Deane House, Belvedere Road, Taunton, Somerset TA1 1HE  
[www.tauntondeane.gov.uk](http://www.tauntondeane.gov.uk)  
Telephone: 01823 356356

**Tax Band:** G

**EPC Rating:** C

**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 Tel: 01823 325144

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## LOCAL DIRECTIONS (POST CODE: TA4 3JB)

From Taunton, take the A358 towards Williton and Minehead. Continue past the Bishops Lydeard turnings, through the hamlet of East Combe and underneath two railway bridges. Yarde House will be found as the second property on the right on the brow of the hill, before the sharp left bend. If following Sat Nav, the post code will take you to Yarde Farm – Yarde House is about 100 yards further along the A358 .

Photographs taken Spring 2018 and April 2019.  
Details prepared April 2019.



# YARDE HOUSE, COMBE FLOREY, TAUNTON, SOMERSET

APPROX. GROSS INTERNAL FLOOR AREA 3724 SQ FT 345.9 SQ METRES  
(EXCLUDES RESTRICTED HEAD HEIGHT, OUTBUILDINGS & INCLUDES GARAGE)



Sketch plan for illustrative purposes only. All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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.

