



HARNHAM FARMHOUSE
NORTON FITZWARREN, TAUNTON, SOMERSET

JACKSON-STOPS 

**HARNHAM FARMHOUSE
NORTON FITZWARREN, TA4**

A PARTICULARLY HANDSOME GEORGIAN FARMHOUSE WITH LOVELY OPEN VIEWS CONVENIENTLY SITUATED CLOSE TO TAUNTON.



**COMMUNICATIONS AND
TRANSPORT**

TAUNTON 5 MILES
MILVERTON 6 MILES
WELLINGTON 7 MILES
EXETER 35 MILES
BRISTOL 62 MILES
(ALL MILEAGES/TIME APPROXIMATE)

FEATURES

- Reception Hall
- Drawing Room
- Garden Room
- Dining Room
- Staircase Hall
- Cellars
- Kitchen / Breakfast Room with Electric AGA
- Boot Room
- Cloakroom with Shower
- Galleried First Floor Landing
- Study / Bedroom Five
- Shower Room
- Two Principal Bedrooms
- Two Family Bathrooms
- Two Further Bedrooms
- Traditional Lawned Gardens
- Wildflower Garden
- Kitchen Garden
- Terrace
- Carport and Ample Gravel Parking

THE PROPERTY

Harnham Farmhouse has an imposing façade is listed Grade II and whilst it would appear detached it is in fact just attached to a smaller property to the rear. Beautifully proportioned rooms with fine period detail are found beyond an elegant reception hall and include a drawing room with floor to ceiling sash window and open fireplace and a French door into the garden room. An elegant dining room is on the opposite side of the hall also has a lovely marble fireplace. There is a kitchen / breakfast room well fitted with a range of modern cabinets and three oven electric AGA. There are excellent cellars providing good storage, together with a wine cellar. A beautiful turning staircase with Swan neck hand rail leads up to the first floor galleried landing and leads to the two principal bedrooms of similar size and enjoy glorious outlooks over unspoilt farmland with the Blackdown Hills in the far distance. There is a study / fifth bedroom and shower room on the mezzanine landing and two well-proportioned bedrooms on the second floor together with a bathroom and a small kitchenette.

THE LOCATION

Harnham Farmhouse is the principal farmhouse at Harnham Court and stands at the end of a long drive together with the neighbouring converted barns. The property is found just a mile from the village of Norton Fitzwarren with its ancient Church and Co-op store. Taunton, the County town of Somerset, is found some five miles to the South East, has a good shopping centre and there are three major public schools, which include King's College, Queen's College and Taunton School, as well as good public schools and Richard Huish Sixth Form College. Taunton is the home of the Somerset County Cricket and Taunton Racecourse and has a railway station with fast trains to arrive in London Paddington within an hour and forty five minutes. Wellington is also within easy reach with its Waitrose store, independent school and good traditional range of shops.





GARDENS AND GROUNDS

The lane down to Harnham Court leads into a large gravel drive which opens up beside the house to provide ample parking. A back garden gate leads into the formal gardens which stretch out to the front of the house and are partly shaded with mature Horse Chestnuts and surrounded by beautifully stocked herbaceous borders and rose beds. A rose arch and garden gate out of the main gardens lead into a wildflower garden where there is also a wildlife pond. On the South side of the house the Garden room, which enjoys all available sunshine, overlooks the terrace with a small lawn and more flowerbeds behind where there is a productive vegetable garden. There is a jointly owned secondary drive for ease of garden maintenance.

PROPERTY INFORMATION

Postcode: TA4 1BX

Services: Mains electricity and water. Private drainage.
Gas fired central heating.

Local Authority:

Somerset West and Taunton Council
The Deane House, Belvedere Road, Taunton TA1 1HE
www.somersetwestandtaunton.gov.uk
Telephone: 0300 304 8000
Tax Band: G

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

LOCAL DIRECTIONS (POST CODE: TA4 1BX)

Proceed out of Taunton in a westerly direction on the B3327 towards Milverton. Proceed through the village of Norton Fitzwarren, over the old railway bridge and continue for about a mile. Look out for Wick Lane on the right and a property called Montys Court on the left. Slow down after Montys Court and take the next left which is signposted to Harnham Court. Continue along this lane and just before the end of the lane you will see a sign for Harnham Farmhouse on the right hand side.

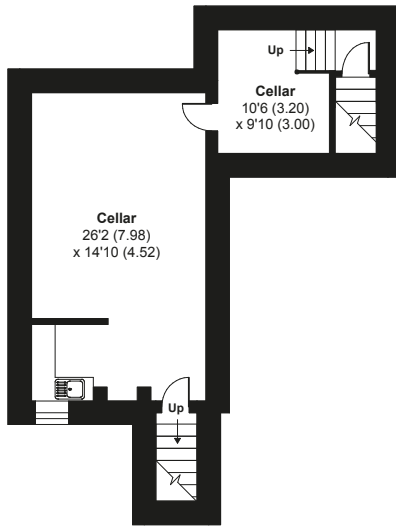
Photographs taken and details prepared August 2019



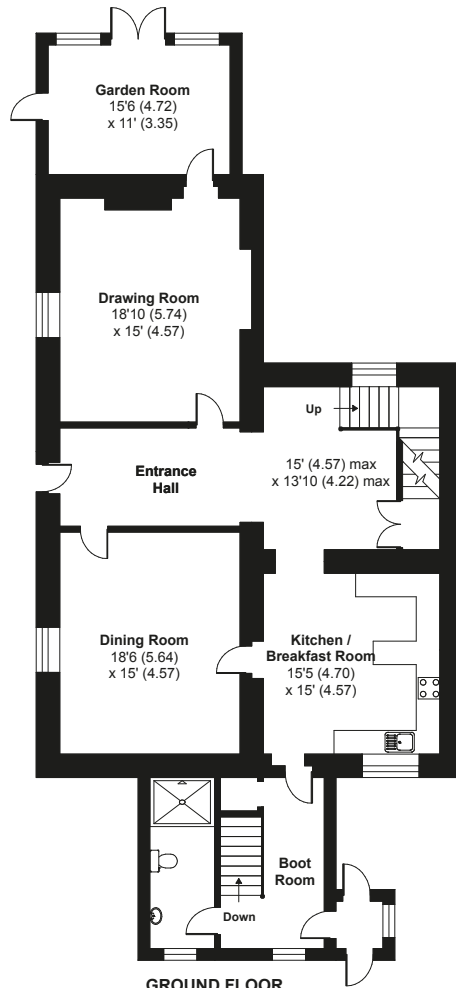


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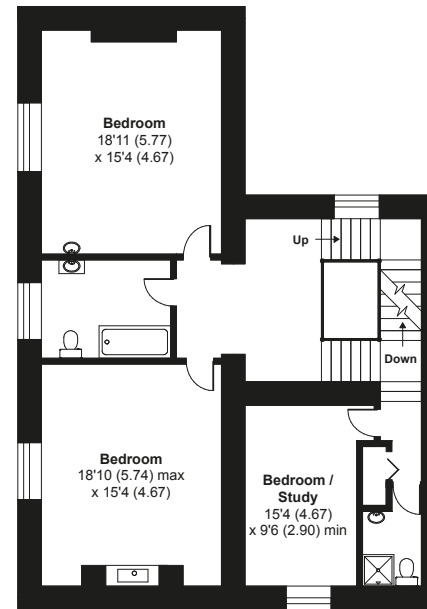
APPROX. GROSS INTERNAL FLOOR AREA
4499 SQ FT 418 SQ METRES



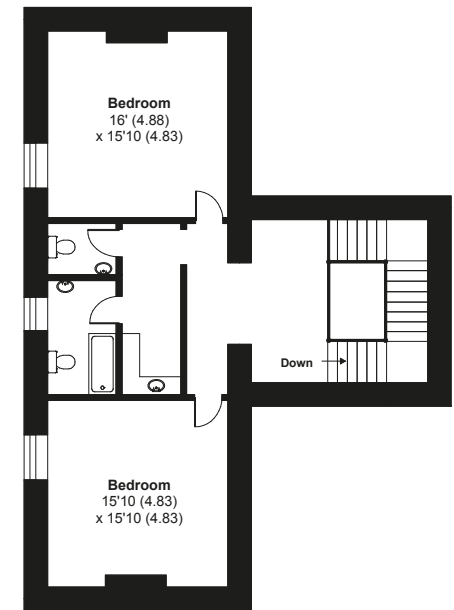
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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.

TAUNTON

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JACKSON-STOPS



PROPERTY EXPERTS SINCE 1910