



BEDROCK BARN

BROMPTON RALPH, TAUNTON, SOMERSET

JACKSON-STOPS 

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A WELL SITUATED DETACHED CONVERTED BARN WITH ANCILLARY COTTAGE WITH BEAUTIFULLY DESIGNED AND WELL STOCKED GARDENS SET HIGH IN THE BRENDON HILLS.



DISTANCES

WIVELISCOMBE 3.5 MILES
WELLINGTON 10 MILES
TIVERTON 21 MILES
TAUNTON 11.5 MILES
EXETER 34.5 MILES
BRISTOL 62 MILES
(DISTANCES/TIMES APPROXIMATE)

ACCOMMODATION

- Porch
- Reception Hall
- Sitting Room
- Kitchen Breakfast Room
- Utility / Boot Room
- Dining Room
- Study
- Garden Room
- Principal En-Suite Bedroom
- Two Further Bedrooms
- Family Bathroom
- Detached Cottage Annexe
- Parking
- Integral Garage
- Well-Designed and Stocked Gardens
- Terraces
- Ponds
- In all about 1.419 hectares (3.506 acres)

SITUATION

This beautiful part of Somerset is mainly unspoilt and this barn is set amidst rolling farmland on the edge of Exmoor National Park. The small and quiet village of Brompton Ralph with its Church and community run Post Office store is half a mile away, whilst the ever popular town of Wiveliscombe offers excellent day to day shops, several pubs and senior and junior schools.

Taunton, the County Town of Somerset, lies within twelve miles and provides a good shopping centre with many of the well-known high street stores and a good range of independent schools, including King's Hall Preparatory School, King's and Queen's Colleges, Taunton School and Richard Huish Sixth Form College. The area is well-known for its excellent riding and walking countryside and dinghy sailing, canoeing and windsurfing are at hand at nearby Wimbleball Reservoir and there are many shoots within the area.

Taunton has an M5 Motorway Junction providing fast and easy access to Exeter, Bristol, 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 English Channel, there are ferry ports at Plymouth and Southampton.

THE PROPERTY

Set within extensive gardens Bedrock Barn offers a delightful and well-presented country home with good reception space. The main hall leads to a recently refitted kitchen breakfast room with its excellent range of units and work surfaces and walk-in larder cupboard. There is a utility and boot room, a characterful dining room which leads out onto the terrace and into the spacious study. The sitting room is also well proportioned with double aspect and has French doors into the garden room.

The principal bedroom has recently had its en suite bathroom refitted, two further bedrooms share a family bathroom. In addition to the main house there is a pretty detached one bedroom cottage, namely Swallows Nest, which has a spacious sitting room with an offset kitchen area and first floor bedroom with en suite bathroom and provides excellent Airbnb accommodation.





GARDENS AND GROUNDS

It is the gardens and grounds at Bedrock Barn which are so special amounting to some 3.5 acres and provide lovely outlooks from all principal rooms. The private drive with cattle grid leads down to the property on its way passing an area of woodland, hydrangea garden and opens out to provide ample parking and access to the garage, which is integral with Swallows Nest Cottage. A brick path leads to the front door and is bounded on both sides with lawned areas surrounded by beautifully stocked herbaceous borders. A pergola, to the front of the house, leads through to lawned gardens where there is a large terrace sweeping round to the east side of the house and further lawned gardens, again with deep well stocked herbaceous borders and a central path leading down to an orchard area with pear, damson, plum and both eating and cooking apple trees. A flight of steps lead up to the principal gardens, which include a kitchen garden with raised beds, further orchard area, mature and well-arranged herbaceous borders with azaleas, rhododendrons, hebe and many more well-chosen shrubs. Two of the three ponds are stocked and have well-chosen plants including gunneras and lilies and with sweeping views across to the Quantock Hills in the distance. A large area of wild flower meadow is interspersed with a number of mature trees sweeps round to the north edged with beech and leads back around the drive. The third pond is well situated on a slightly higher level again surrounded by lawn, deep borders and a number of mature trees.

DIRECTIONS (POST CODE: TA4 2RT)

From Junction 26 (Wellington) off the M5 motorway follow signs to Wellington. From the centre of Wellington follow signs through to Wiveliscombe. On approaching Wiveliscombe turn right at the traffic lights then turn left onto the B3188 signposted to Ford and Monksilver. Continue along this road through Ford and into the hills, passing through the hamlet of Pitsford Hill. Take the next turning left signposted to Brompton Ralph. Follow this lane for a couple of hundred yards and turn left where you will see the sign to Middle Stone Farm on the right and just after turning into the drive look out for the sign to Bedrock Barn. Proceed over the cattle grid and continue on down to the property.

From Junction 25 (Taunton) follow signs to Minehead and at the Cross Keys roundabout follow signs to Wiveliscombe on the B3227. On approaching Wiveliscombe follow directions as above.



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TOTAL APPROX. FLOOR AREA 2836 SQ FT / 263.4 SQ M

PROPERTY INFORMATION

Postcode: TA4 2RT

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

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

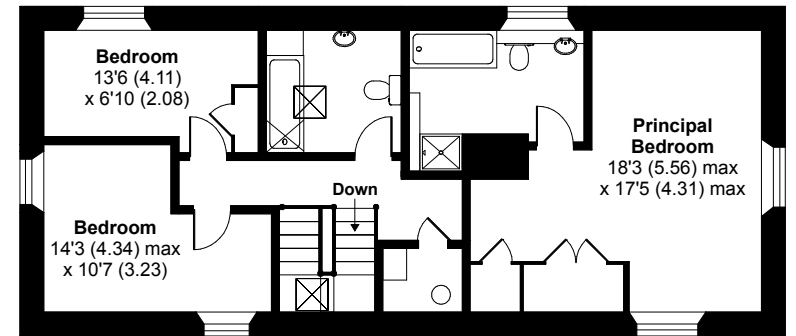
Tax Band: E

EPC Rating: Main House D; Cottage Annexe F

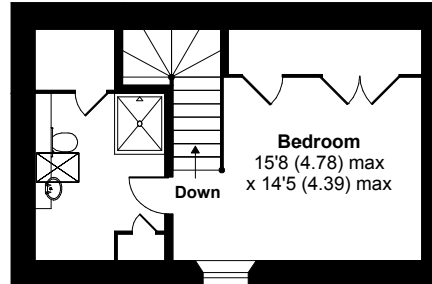
Contents, fixtures and fittings: Unless specifically mentioned in these particulars, all contents, fixtures and fittings, garden ornaments and statues and curtains are specifically excluded from the sale. Certain items may be available by separate negotiation.

Viewing: Only by appointment with Jackson-Stops' Taunton office:
01823 325 144

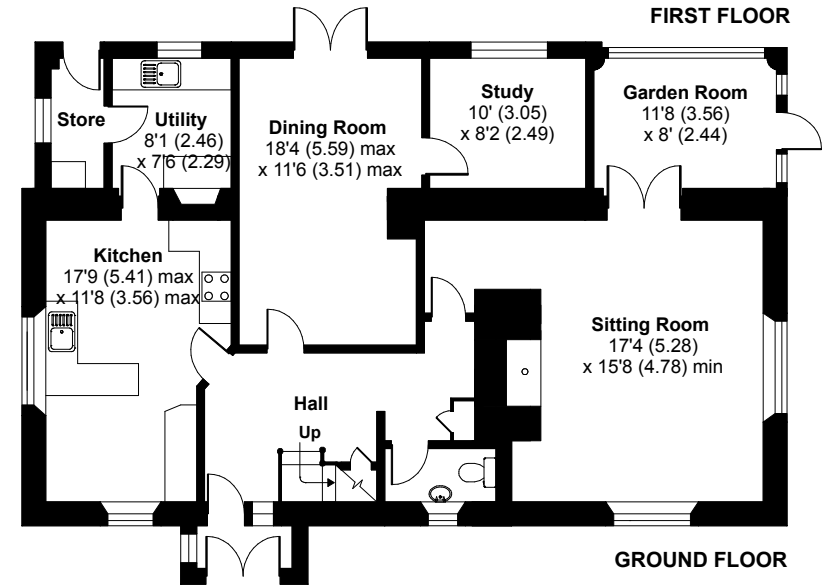
Photographs taken July 2019 and details prepared August 2019.



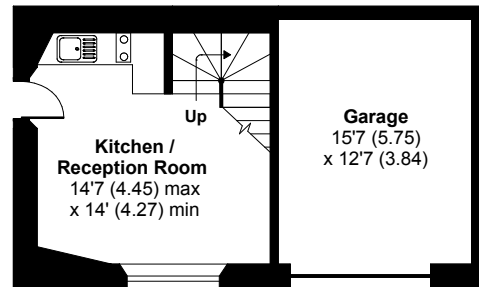
FIRST FLOOR



ANNEXE FIRST FLOOR



GROUND FLOOR



ANNEXE GROUND 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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