



**Knapp Farm** Hillfarrance, Taunton, Somerset

**STRUTT & PARKER**



## Knapp Farm

Hillfarrance, Taunton,  
Somerset TA4 1AN

A beautifully restored Grade II Listed farmhouse with modern and traditional outbuildings set in 18 acres

Wellington 4 miles, Taunton 4 miles,  
Exeter 29 miles

Entrance hall | Sitting room | Drawing room  
Dining room | Kitchen/breakfast room | Boot  
room | Downstairs cloakroom | Downstairs  
shower room | Master bedroom with stand-  
alone bath and ensuite shower room | Four  
further bedrooms, two with ensuites | Family  
bathroom

Gardens | Paddocks | Barn | Granary barn  
Open fronted Dutch barn | Wood stores

In all approximately 18 acres

### Location

The pretty village of Hillfarrance provides a parish church and public house, whilst nearby Oake provides further amenities including shop/post office and popular primary school, as well as the Oake Manor golf course.

Taunton has excellent schools for boys and girls of all ages, including Taunton School, Kings College, Queen's College and King's Hall. Taunton is home to the famous Somerset County Cricket Club, from which superb views can be enjoyed of the wonderful church towers which are so much a feature of Taunton. The town also has a good range of shopping facilities, including several supermarkets and the large Musgrove Hospital. Other well-known schools in the area include Millfield, Wellington and Blundell's, which are all within driving distance.

Exeter, approximately 29 miles away is the most thriving city in the South West and offers a wide choice of cultural activities with the theatre, the museum, arts centre and a wealth of good shopping, including John Lewis, and restaurants. There is also a Waitrose supermarket both in Exeter and Wellington. Exeter University is recognised as one of the best in the country. The M5 motorway provides links to the A38 to Plymouth or the A30 to Cornwall to the South and Bristol and London to the North and East. There are regular rail services to London Paddington from Taunton and Exeter. Exeter and Bristol International Airports provides an ever increasing number of domestic and international flights including two flights a day to London City Airport.









### The property

Knapp Farm is a Grade II Listed farmhouse dating back to 1730. The current owners have refurbished the house to a very high standard; reinstalling oak beams, plank and muntin screens and creating bespoke wooden features. The house is completely unique in the stunning and traditional quality of the restoration, full of period features with large rooms but with all the modern conveniences such as underfloor heating, modern electrics and plumbing. Currently successfully run as a wedding venue and bed and breakfast, Knapp Farm has a wealth of potential for additional income.

The ground floor accommodation comprises of an entrance hall with a downstairs cloakroom/wet room and the main staircase. To the right of the hall is the dual aspect sitting room, with a wood burning stove, shutters and window seat. To the left of the hall is the drawing room with a fireplace and open brick work. A step down leads into the dining room, with a second set of stairs and access to the south-facing courtyard, and into the kitchen/breakfast room. The kitchen has bespoke oak units, a five oven Aga and a butler sink. A utility room, boot room and downstairs cloakroom complete the ground floor.

Upstairs are five beautiful and unique bedrooms. Bedroom two has an ensuite bathroom with a stand-alone wooden bath and a walk in wardrobe and, along with bedroom five, is to the right of the main stairs. To the left of the main stairs is bedroom three with an ensuite shower room and the family bathroom. The large master bedroom has a stand-alone copper bath in one corner, double doors overlooking the gardens and an ensuite shower room. Bedroom four has a mezzanine level and spiral staircase with a dressing area underneath. Bedroom 4 is serviced by both the main and second set of stairs, the Master bedroom being accessed by the second set of stairs from the dining room.











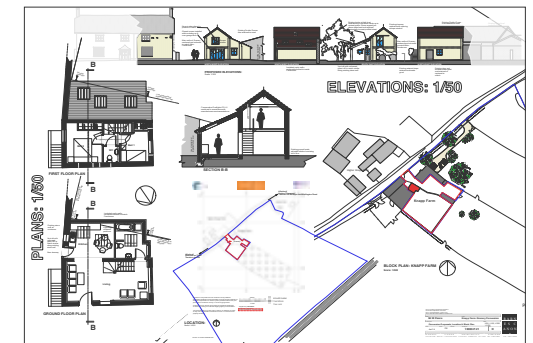




## Outbuildings

Knapp Farm has a range of outbuildings including;

1. A 200m sq. barn with a concrete floor plus a 120m/sq. pig sty. This barn is currently used for a wedding venue business.
2. A two storey granary barn with planning permission for a two bedroom dwelling. Planning number 27/14/0003. Drawings of the proposed design are available from the seller's agent.
3. Brick built wood stores with three open bays and one enclosed.
4. A new L shaped 155ft x 30ft open fronted Dutch barn with a gravelled courtyard to the front and separate road access.
5. Stables with access to all of the paddocks.





## General

**Services:** Mains electricity and water. Oil fired heating with underfloor heating throughout downstairs. Private drainage.

**Local Authority:** Taunton Deane Borough Council, The Deane House, Belvedere Rd, Taunton, Somerset TA1 1HE

## Directions

From the M5 (Junction 26) take the A38 exit towards Wellington. At the first roundabout take the 1st exit and stay on the A38. At the next roundabout take the 4th exit towards Taunton. After 2 miles turn left onto Regent Street. Follow the signs for Hillfarrance and continue through the village, past the inn and with the green on the right. Upon leaving the centre of the village Knapp Farm is found on the right. Please use the third, and main, entrance for parking.

**Floorplans**  
Internal area 3,211 sq ft (298 sq m)  
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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