



STAGS

Hoyells

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Ford, Wiveliscombe, Taunton, TA4 2RL

Wiveliscombe 1.5 Miles Wellington 8.5 Miles Taunton 12 Miles

- Handsome Grade II Listed House
- 4 Receptions
- Beautiful Kitchen with Granite Worktops and AGA
- 5 Bedrooms
- Delightful Gardens and Grounds
- Substantial Garage Block with Workshop and Store
- Favoured Hamlet Close to Wiveliscombe
- About 0.75 acres

Guide price £750,000

SITUATION

Hoyells enjoys a delightful situation within the hamlet of Ford, which comprises mainly individual and interesting period homes. The hamlet is approximately 1.5 miles distant from the thriving country town of Wiveliscombe which offers excellent local amenities to include primary and secondary schools, convenience stores, a well known butcher, together with a bank, garage, inns, health centre, library, veterinary surgery, hairdresser and church. The countryside surrounding the property comprises typical west country rolling agricultural land but within easy driving distance of Exmoor National Park, the Brendon Hills and the Quantock Hills. It is an excellent area for those who enjoy the great outdoors as there are many footpaths and bridleways nearby. Taunton, the County Town, provides a comprehensive range of recreational, scholastic and shopping facilities, a main line railway station and an M5 motorway interchange.

DESCRIPTION

Hoyells is a handsome detached period house exhibiting a wealth of architectural and historical features and is accordingly Grade II Listed. The property has been carefully improved by the current owners, whilst retaining the original features with tall ceilings and large windows providing light and airy accommodation. There is a substantial Kitchen Area with Aga and fitted units with granite work surfaces and this lovely room is ideally suited to a family lifestyle. Hoyells enjoys three Reception Rooms with a formal Drawing Room, Sitting Room and Dining Room and on the first floor there are Five Bedrooms with En-Suite facilities to two of the rooms. There is oil fired heating.

ACCOMMODATION

Hoyells is approached through a main Entrance Door into an elegant Reception Hall with stairs to first floor providing under stairs cupboard. There is a generous walk-in Cloaks cupboard with shelving and an Inner Hallway gives access to a Cloakroom with low level wc and wash basin with cupboards under.

The formal Drawing Room is a lovely room with dual aspect windows



A handsome Grade II Listed detached Georgian country house set in c 0.75 acre of beautifully landscaped gardens





overlooking the gardens and there is a focal fireplace incorporating a multi fuel stove and double doors out into a Conservatory, with tiled floor and door into the gardens, and delightful outlook across the gardens.

The Sitting Room has a focal fireplace and an adjoining Study Area which is well fitted with bookshelves, leaded light stained glass window and door to garden.

The Dining Room is a generous size and is a lovely entertaining room and has a window with shutters to the front elevation and an alcove with glass shelves and fitted cupboards.

The substantial sized Kitchen/Breakfast Room offers a comprehensive range of fitted units with granite work surfaces, dual aspect windows and a walk-in pantry.

Leading off the Kitchen is a Utility which is well suited to country living, has a range of fitted units, space and plumbing for automatic washing machine, oil fired boiler and door into the garden.

FIRST FLOOR

There is a substantial Landing with window providing window seat, skylight creating lots of natural light, access to loft, airing cupboard and linen cupboard. There is a generous Master Bedroom Suite with a Dressing Area with fitted wardrobes and an En-Suite with well appointed suite with shower cubicle, bidet, low level wc and wash basin with cupboards under and over. The Guest Bedroom also enjoys En-Suite facilities with a corner shower, low level wc and pedestal wash hand basin. There are three further Bedrooms and a Family Bathroom which is well fitted with a suite comprising panelled bath with shower over, low level wc, bidet and pedestal wash hand basin.

GARDENS AND GROUNDS

The property enjoys a delightful location in beautifully landscaped gardens. The property is approached over a shared driveway giving access to a TRIPLE GARAGE measuring 37'8 x 21'7 which is sub-divided to create a DOUBLE GARAGE facility with automated roller doors and WORKSHOP 11'7 x 10'9, STORE 8'3 x 7'9 and WOOD STORE 8'2 X 6'7. The driveway is bordered by a stream with a bridge over into a lawned area with mature trees and shrubs. A five bar gate from the driveway leads into the formal gardens which are beautifully landscaped with lawned areas, mature trees, a variety of fruit trees, shrubs and terracing. There is also a kitchen garden and a generous sized GREENHOUSE.

SERVICES

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

VIEWING

Strictly by prior appointment through the agents, Stags, on 01823 662822.

DIRECTIONS

From Taunton head in a westerly direction on the B3227 towards Milverton and Wiveliscombe. On reaching Wiveliscombe turn right onto the B3188 towards Ford. Continue to the hamlet of Ford and continue past Ford House on the right and the entrance to Hoyells will be found on the left hand side immediately prior to crossing the bridge.





These particulars are a guide only and should not be relied upon for any purpose.



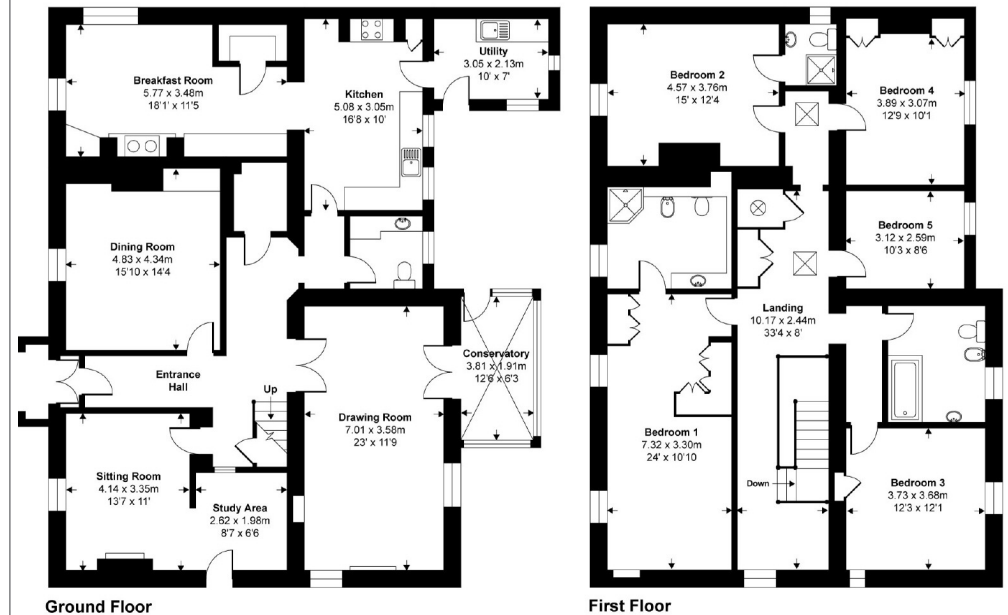
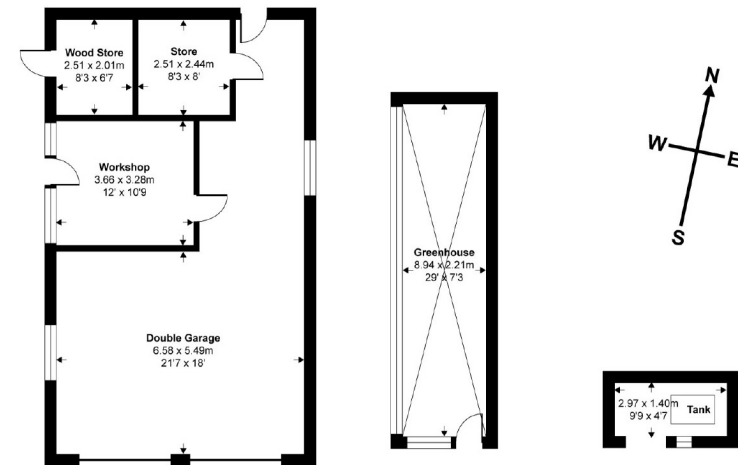
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Approx. Gross Internal Floor Area
376.4 Sq Metres 4052 Sq Ft (Includes Detached Garage / Excludes Outbuildings)



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale