



Castle Farm

Chard, Somerset

Carter Jonas

Castle Farm
Buckland St. Mary
Chard
Somerset
TA20 3JX

A private residential holding located in a tranquil setting with far reaching views across the vale of Taunton.

A ringfenced holding of some 227 acres serviced by a substantial, detached, period farmhouse and an excellent range of livestock buildings, all set in a unique location enjoying the benefit of a truly panoramic view.

The farm, which includes some 80 acres of woodland, enjoys enormous privacy and offers a high degree of amenity and biodiversity.

Available as a whole by private treaty.

Carter Jonas



The Property

Castle Farm provides a most attractive and private residential and livestock holding, set in a particularly secluded position overlooking the vale of Taunton and large swathes of Somerset to the north and east.

The principal house and farm buildings lie centrally within the holding at the end of a long, private drive, overlooking much of the land and woodland.

The period, detached 6-bedroom farmhouse provides excellent family accommodation, serviced by adjoining garaging, stores, stables and tack room.

Lying a short distance from the house are a separate range of purpose-built livestock buildings with adjoining fodder stores and yards. The buildings are ideal to service the existing pedigree Hereford herd or other livestock enterprises.

In all, the farm comprises some 227 acres, of which, 146.5 acres is laid to pasture and farmed on a paddock rotation basis. The balance of the land comprises attractive parcels of amenity woodland which adds character and charm to the farm. The whole property lies in an area of high-amenity value and offers privacy, sporting potential and the opportunity to develop a wide range of biodiversity.

Access to the farm is via a right of way through adjoining Forestry Commission woodland which lies to the west of the farm.

Location

Castle Farm is situated in a particularly attractive location in an elevated position on the edge of the vale of Taunton, close to Castle Neroche woods, 2 miles from the village of Staple Fitzpaine and just under 3 miles from the village of Buckland St. Mary.

The farm is located at the end of a stone drive leading through adjoining Forestry

Commission woodland which in turn joins the council road leading from the village of Staple Fitzpaine, home to The Greyhound Inn, a renowned local pub.

The market town of Taunton is located some 7 miles to the north which provides an extensive range of day to day shopping, scholastic and social facilities. The M5 motorway can be joined at J25

(Taunton). In addition, there are regular train services to London Paddington.

The regional airports at Exeter and Bristol offer regular shuttle connections to major airports in the country and abroad.

There are an excellent range of state and independent schools in the area including Taunton School, Kings College, Queens College and Wellington School.

The area is renowned for a range of equestrian and sporting activities including racing at Taunton and Newton Abbot, golf at Pickeridge, Oake and Burnham-on-Sea, and the nearby south coast offering sea fishing, sailing and recreational activities.



The Farmhouse

The house lies in a particularly protected and private location, dominated by extensive views to the north and east. The house offers enormous charm and character, yet its manageable size makes it ideal as both a family home and a place for entertaining.

Constructed of flintstone elevations under a slate roof, the house is not listed and benefits from oil-fired central heating and double-glazed windows.

The accommodation comprises of entrance porch leading to hallway with stairs to first floor which in turn leads to a large dining room with inglenook fireplace. Beyond is the extensive drawing room with French windows leading to a terrace.

Also located off the hallway is a farmhouse style kitchen with two-oven oil-fired Aga and adjoining two-oven electric Aga with electric hob above. A further range of fitted kitchen units with granite worktops over. Side door to rear hall and backdoor off.

Adjoining the kitchen is the family sitting room with door to terrace, large inglenook fireplace with wood burning stove and exposed beams. Door to rear hall with large walk-in cupboard and oil-fired boiler. Cloakroom, door to family room (also with door leading to outside terrace), further fireplace with wood burner and exposed beams.

Leading to second kitchen/utility area with a further range of fitted base units, solid fuel Rayburn and access to rear stairs.

On the first floor, the landing leads to a principal double bedroom, four further double bedrooms, a single bedroom and three bathrooms.

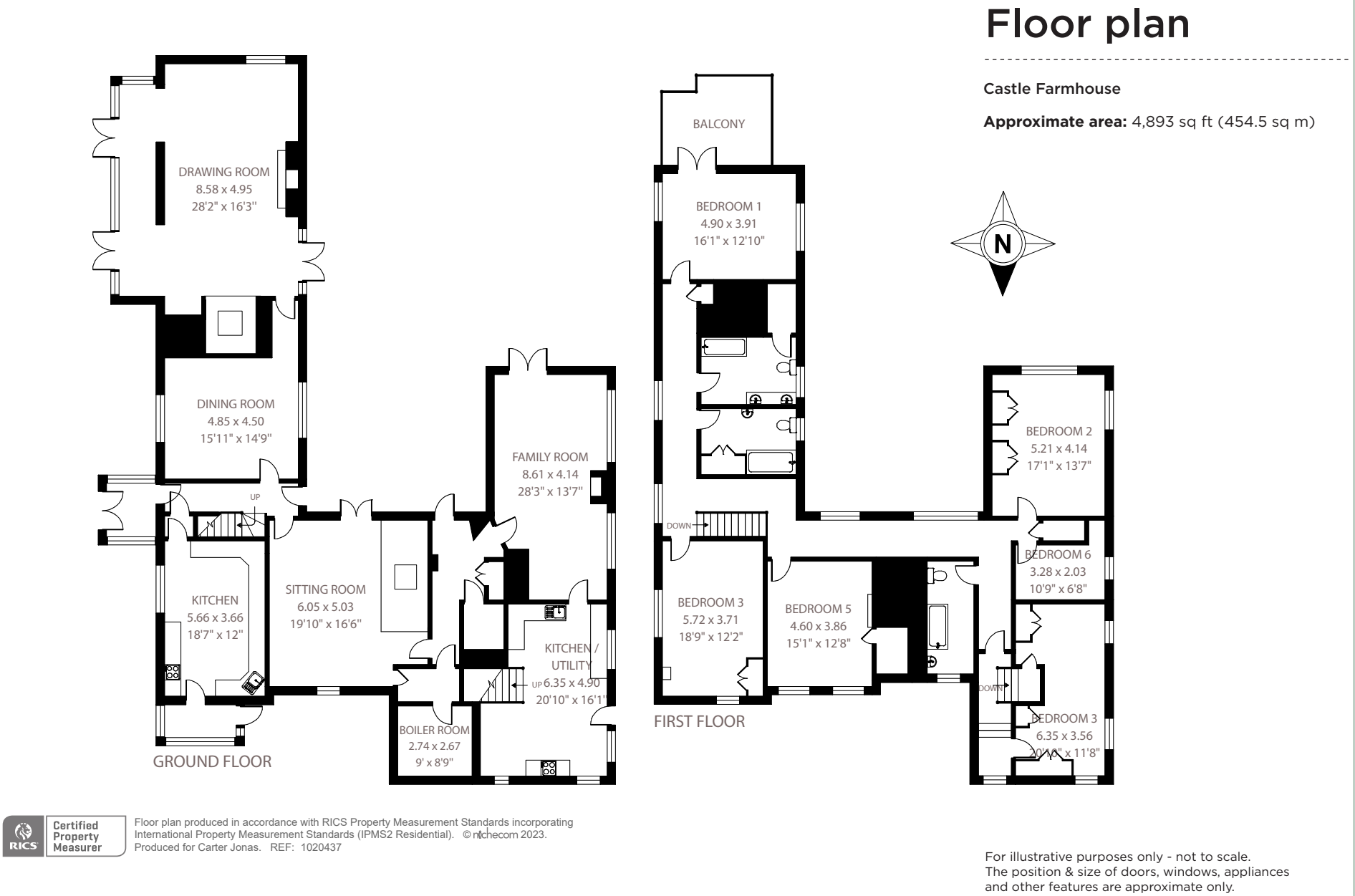
The house, which lies in an elevated position, has an area of hardstanding

and parking to the north and a private terrace which in turn leads to areas of lawned garden to the rear and side.

Located a short distance from the house is a range of stores, garaging and stables including a 5-bay garage and

store with tool shed, a further traditional barn housing 5 loose boxes, adjoining workshop, mono-pitch youngstock shed and further lambing shed.



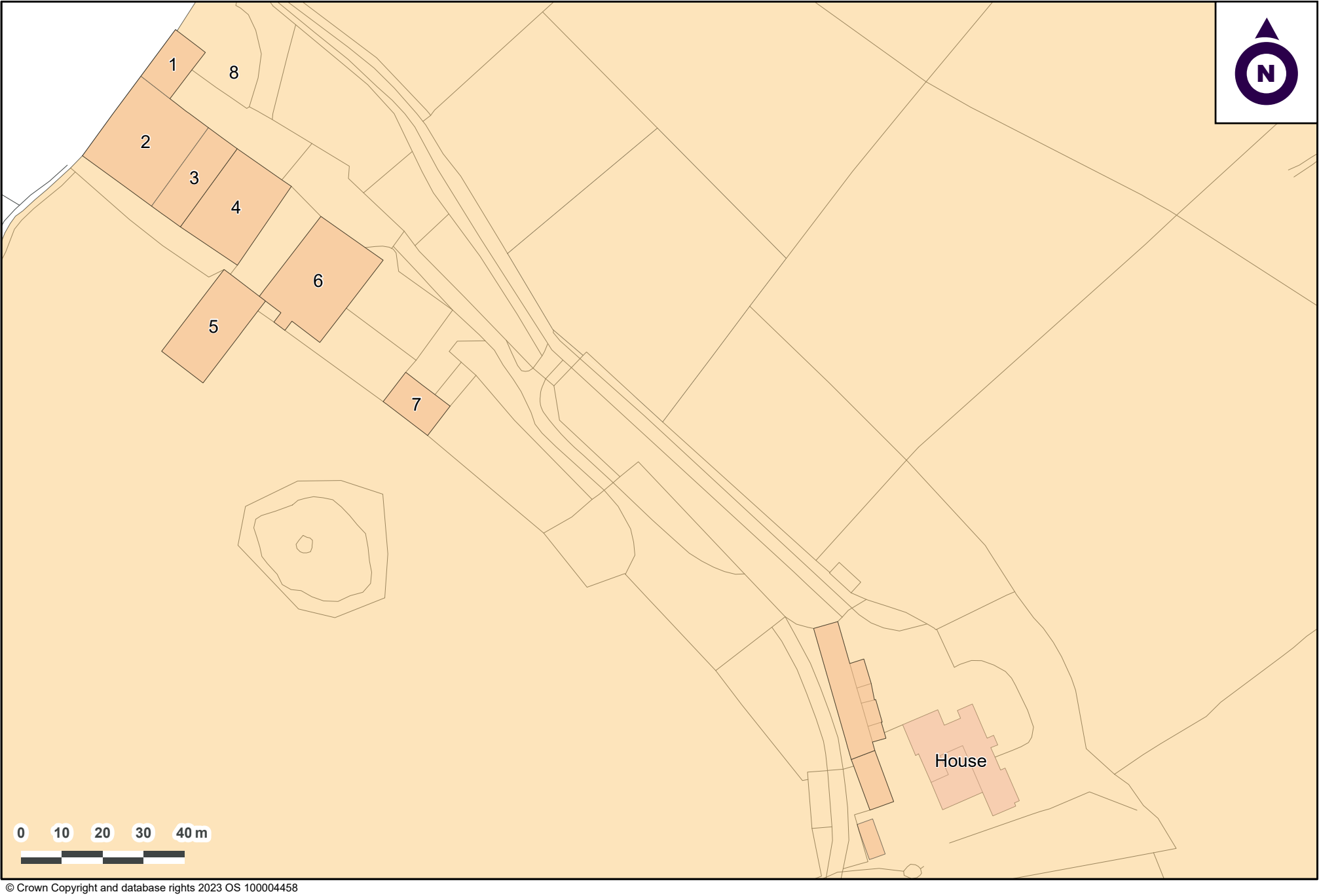


Principal Farm Buildings

Located a short distance from the farmhouse with separate access off the entrance drive, there is a compact and well-designed range of covered yards, stores and fodder stores that currently provide excellent support to the beef enterprise but would be more than capable of servicing a range of other livestock or equestrian uses.



Buildings			
No	Building	Description	Measurements (m)
1	3 loose boxes	Steel framed under a mono-pitch box profile roof.	45 x 30
2	Covered livestock building	Timber framed under steel box profile sheet roof and timber cladding on two sides.	75 x 60
3	Lean-to livestock shed	Timber framed under steel box profile sheet roof.	75 x 30
4	Covered livestock yard	Steel framed under steel box profile roof and timber clad walls.	75 x 60
5	Fodder/machinery store	Steel framed under a fibre cement roof with cladding to three sides.	60 x 40
6	Covered livestock shed	Steel framed under a fibre cement roof with timber cladding.	80 x 60
7	Three bullpens	Steel framed, mono-pitch roof and timber cladding.	55 x 15
8	Manure lagoon	Earth bank and sleeper walls.	





Land

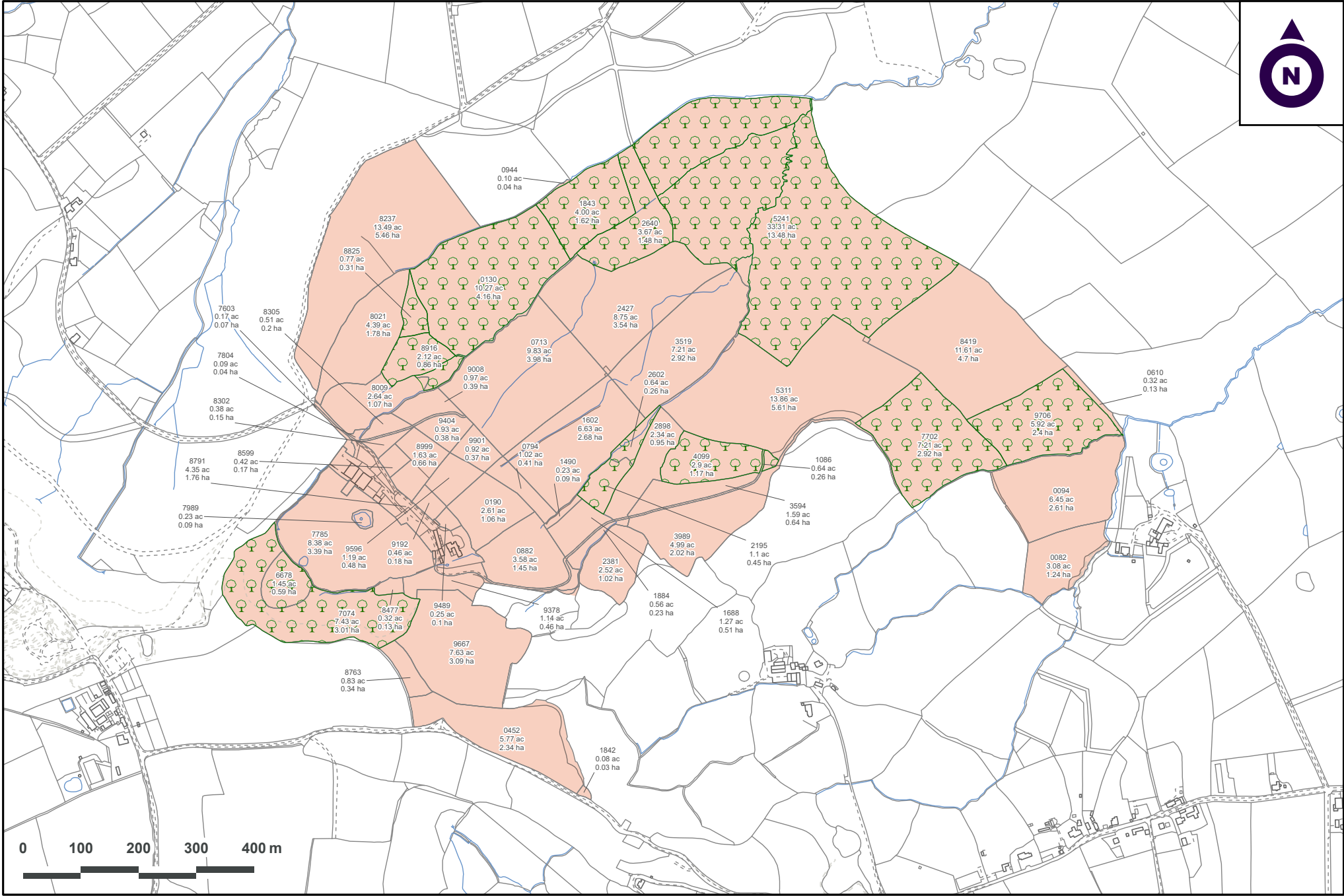
The land lies within a ringfence and provides protection, amenity and privacy to the house and buildings. Totalling some 227 acres, there is some 146.5 acres of undulating and sloping pasture that forms the core of the holding, ideal to service various livestock or equestrian enterprises, supported by a further 80 acres of predominantly established broadleaf woodland which offers a wide range of species including oak, ash and beech which in turn provides an excellent wildlife habitat.

There are numerous rides cut through the woods giving access.

The farm, together with the adjoining Forestry Commission Neroche wood provides excellent riding out.







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Services

A private water supply services the farmhouse, buildings and the majority of the land. The mains water supply lies on the western boundary of the farm.

Mains electricity is connected to the house and buildings.

The farmhouse is serviced by a private drainage system.

Method of sale

The property is offered for sale by private treaty as a whole.

Health & safety

Potential purchasers are required to take particular care when inspecting the property. It is recommended to wear supportive footwear for viewings and viewers are advised to be conscious of potentially uneven and slippery ground surfaces.

EPC rating

The farmhouse has an EPC rating of F.

Council tax

Band F.

Local authority

Somerset County Council
www.somerset.gov.uk

Rights of Way

There is a public footpath crossing the holding.

Viewings

By prior appointment with the vendors' agents, Carter Jonas: 01823 428 590.

Directions

From Taunton, follow the B3170 towards Corfe, after crossing over the M5 motorway, turn left signed Staple Fitzpaine. Follow the road into the village of Staple Fitzpaine and after passing The Greyhound Inn, continue for 0.8 miles and turn left onto a minor road and the property will be found after a short distance.



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Taunton

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