



Priory Farm

Taunton, Somerset

Carter Jonas

**Priory Farm
Knapp
North Curry
Taunton
Somerset
TA3 6BA**

**An immaculate farmhouse
set within five acres.**

Priory Farm comprises a detached and fully modernised period farmhouse, which is not listed. The property benefits from a large patio and spacious gardens to the front and rear, several outbuildings, and an adjoining orchard/paddock, and woodland. The property is situated in a private yet accessible rural location.

In all extending to 5.19 acres.

For sale by private treaty.



Location

Priory Farm is situated in the hamlet of Knapp, close to the popular village of North Curry which offers a public house, primary school, doctors' surgery, church, and village shop with post office.

The county town of Taunton is also within easy reach and offers a wide range of shopping, social and scholastic facilities. There is an excellent range of good schools nearby both in the independent and state sectors, including Taunton School and Queens and Kings Colleges all found within the county town.

The M5 motorway can be joined at Junction 25 at Taunton and the A303 is also within easy reach. Taunton also offers regular intercity service to London Paddington (less than two hours by fast train).

Farmhouse

The property comprises an attractive and privately situated detached farmhouse. Approached from the driveway with adjoining front patio and lawned garden, the accommodation comprises, front door to kitchen and breakfast room with bespoke fitted kitchen with central island, all with quartz worktops, range with gas hobs and electric ovens, corner larder, and Clearview wood burning stove with associated snug/seating area. Accessed via the kitchen is a spacious sitting room with exposed elm ceiling beams, inglenook fireplace with Clearview wood burning stove, and double doors to a large rear patio area. Also accessed from the kitchen is the dining room (or playroom/study). There are stairs to the first floor off the kitchen/breakfast room. In addition, at the southern end of the property is a spacious utility room with front and rear door off, and secondary stairs to first floor store and service room above.

On the first floor there are five double bedrooms, one of which has an en-suite shower room, together with two family bathrooms, both of which have traditional free-standing baths, and one of which also has a shower. The first floor is serviced by a spacious landing area with storage cupboards off.

Outside, to the front, side and rear of the property is a large patio with steps up from the rear of the patio to a large lawned garden/small meadow.

There is a stone lean-to store off the southern end of the farmhouse with a cedar shingle roof.



Farmhouse Floor plan

Priory Farm
Knapp
North Curry
Taunton
Somerset
TA3 6BA

Total: 2754sqft / 255.8sqm



For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.

Outbuildings and Land

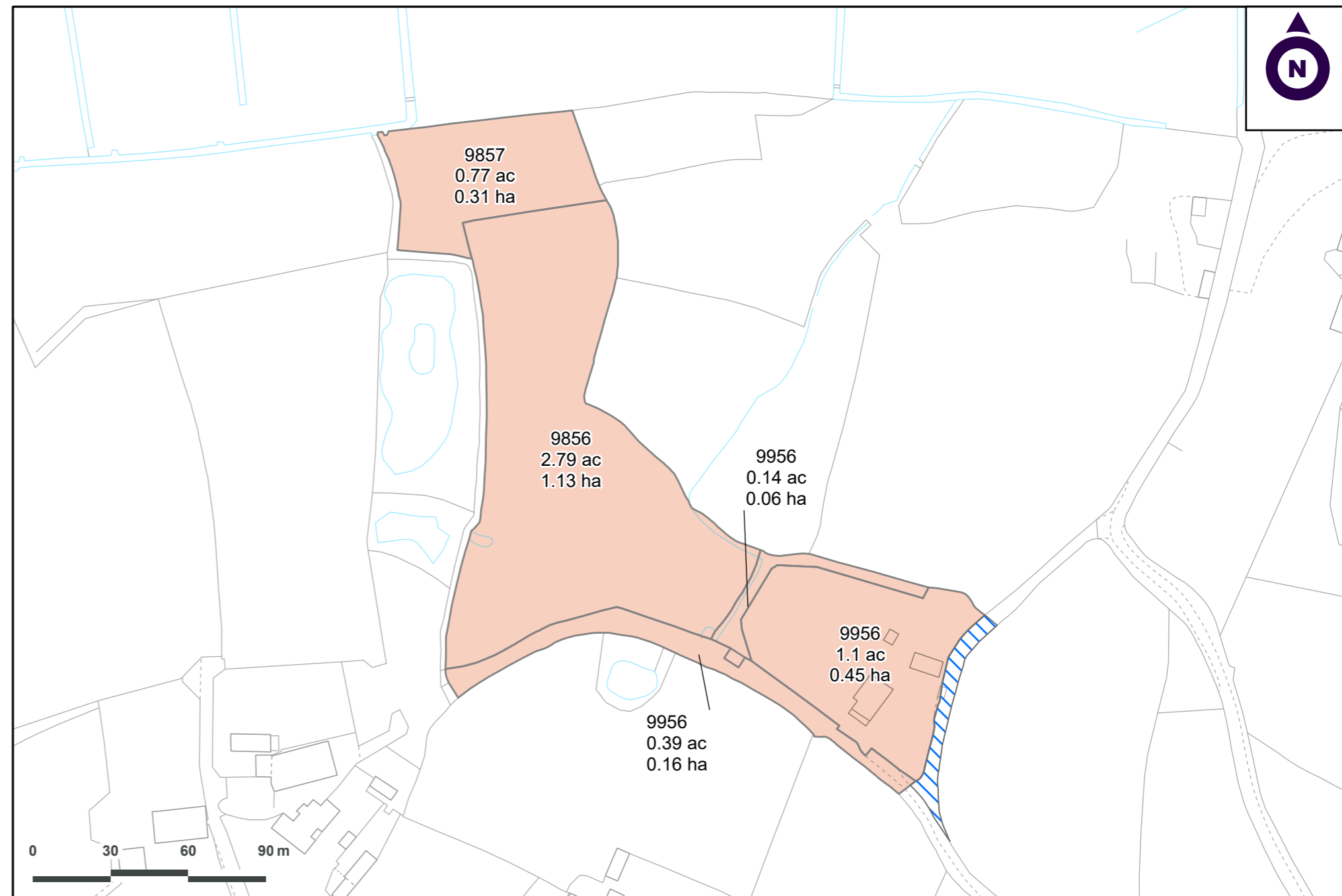
A short distance to the northern side of the house is a block, timber, and tile barn with concrete floor (with inspection pit). This building provides garden storage and workshop space but could be developed to provide further accommodation if desired. The vendors have previously had plans drawn up with this in mind.

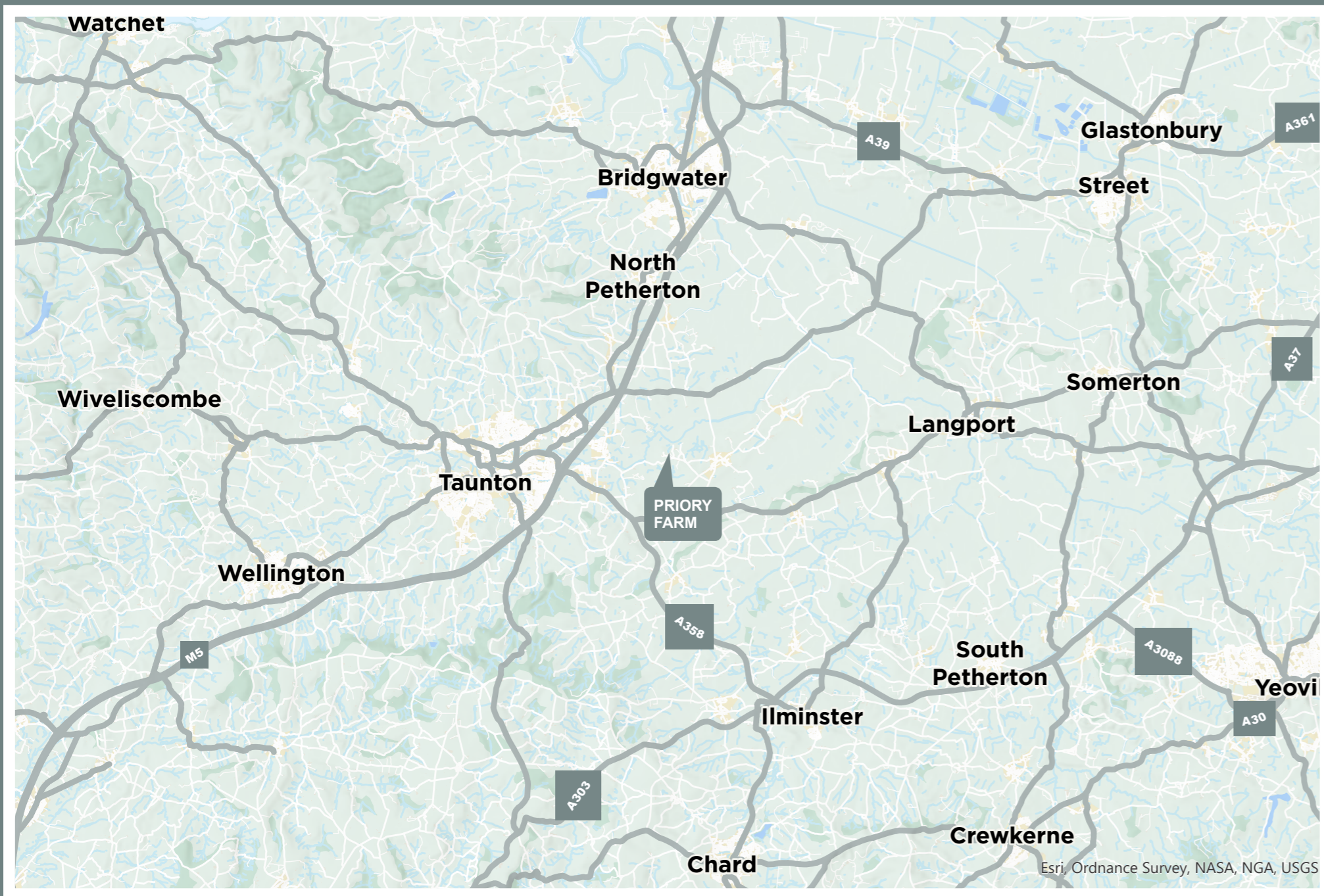
Also to the front of the farmhouse is a further stone and tile garden store.

Adjoining the garden is a large orchard/paddock which runs out to a strip of sloping woodland (lime/cherry/ash/oak, etc) which runs down to form the boundary of the property. There are about 20 apple trees and a walnut tree within the orchard, which is surrounded by attractive mature hedgerow boundaries.

Adjoining the garden along the southern boundary is a further stone barn which may offer potential for alternative uses.







Method of Sale

The property is offered for sale by private treaty.

Tenure & Possession

The freehold of the property is offered for sale with vacant possession available upon completion. There is a strip of land to the east of the front garden which does not currently fall within the vendor's registered Land Registry title. The vendor has applied for first registration of this land with the Land Registry because they occupy it exclusively with their property. This area is hatched on the site plan.

Services

The property is serviced by mains water and electricity with private drainage comprising a recently installed package treatment plant, and oil-fired central heating.

Wayleaves, Easements & Rights of Way

There is a public footpath through the property.

Health & Safety

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

EPC Rating

Priory Farmhouse has an EPC rating of C.

Local Authority

Somerset Council
(formerly West Somerset and Taunton)
www.somerset.gov.uk

Viewings

Viewings are by appointment through the vendor's agents, Carter Jonas, on 01823 428590.

Directions

From Taunton, take the A358 towards Ilminster. After just over two miles, turn left at the traffic lights at Thornfalcon at the top of the hill, onto the A378 signed Langport. Shortly after turn left signed North Curry. Follow this road for about two miles and then turn left onto Borough Lane, signed Knapp. At the fork in the road, keep left/don't turn off. Upon reaching the hamlet of Knapp, take the second right turning, and the first left, in front of Willow Cottage, and follow this down to Priory Farm.



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Taunton

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