



## Clayhill Farm

Charlynch Lane, Charlynch, Bridgwater TA5 2PH

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Clayhill house is a substantial, attractive, detached farmhouse, set within an enviable position, enjoying exceptional views across glorious open countryside, towards the majestic Quantock Hills.

- Centuries old detached farmhouse
- 5 Bedrooms, 5 bathrooms (3 en suites)
- 5 Reception rooms
- Glorious open plan kitchen
- Boot room and laundry
- Double glazed Victorian sash windows
- Original wooden flooring
- Summer room with underfloor heating

The property has a colourful history dating back, and referenced in, the Domesday Book. The property, through the centuries, has since passed through a number of wealthy aristocratic landowners.

More recently the property remained in the same family since 1943 and was sold in 2014 to its current owners, who embarked on an ambitious and comprehensive detailed restoration programme of the main house, supporting outbuildings and impressive gardens and grounds.

An impressive modern, contemporary designed five-bedroom family home, retaining many period features and finished to a high specification. The current owners have sensitively restored much of the charm and character of the property, whilst





at the same time utilised latest technology in heating and insulation, to meet the current day running and efficiency costs.

The accommodation comprises: entrance porch, with original flagstone flooring, leading to double doors and into a spacious reception room. The original wood flooring extends across the ground floor and has been fully insulated and beautifully restored. Original plasterwork, deep skirts and picture rails are a key feature. The original window shutters, surround the double glazed Victorian sash windows, which have been replaced throughout to upgrade the efficiency of the house.

The main reception rooms follow on to include the drawing room, with high ceilings with attractive plasterwork and picture rails. A central feature being an open fireplace with an ornate surround. A large sash window with views out to the front, French doors open out to a decked entertaining area. A second reception room, with large sash window and exposed Triscombe stone walls, currently used as a games room. To the other side, a large living room provides a relaxing space, with inset Clearview wood burning stove and attractive wood storage. All of which include stylish interior decorations.

Access leads through to the utilities, including a large boot/boiler room. A downstairs bath/shower room and a fully fitted laundry. An internal lobby area, with bar to the side, connects into the breakfast/dining area, which in turn opens into the main kitchen. A feature Clearview wood burning stove is to the side, with a large dresser along the far wall. The original cider press, the central focus to the kitchen, has been cleverly adapted and used as a workstation island. The original bread oven has also been adapted to integrate with a large Rangemaster oven. Wall and base oak units provide extensive storage with a large walk-in pantry. Velux light windows allow an abundance of natural light in. Large ceramic butler sink, with integrated dishwasher to the side. Oak French doors open into an oak framed garden room, with views to the private gardens and the decked outside entertaining space,











with an attractive ornamental lake beyond. Internal glazed doors lead off to the inner hallway.

An attractive Georgian staircase leads up to the first floor. The principal bedroom is exceptionally spacious and includes a built-in closet. A large sash window enjoys elevated views out to countryside. A recently fitted en suite shower room, has been finished to a high specification, with views looking out to the rear garden. Three further double bedrooms, one of which has a lounge area and a private bathroom, and an individually designed en suite shower room. The main family bathroom is a key feature, with a large walk-in shower. A free-standing roll top bath with secluded views out to stunning countryside; attractive, original 17th century cast iron fireplace. Loft with ladder access to extensive roof storage space.

#### OUTBUILDINGS, GARDENS & GROUNDS

The surrounding outbuildings have been upgraded and converted to office space, garaging and workshops. This includes the original cider barn, which now provides storage for 6 tonnes of wood pellet. Private office to the side. Large garage with electric roller door and side access. A converted chicken shed provides a large workshop studio, with full electrics, WiFi and a wood burning stove; shower room and WC to one side. Additional office rooms and and pump house with outbuildings to the far end offering further to extend, if so desired.

Clayhill Farm can be found along a private no through entrance drive that opens out to the property.

The original gardens open out from the rear of the house and have been beautifully landscaped. This includes a stunning natural lake that attracts a wide variety of wildlife with an island, as a safe haven for nesting birds, accessed by a small wooden bridge. A summer house with a wood burning stove enjoys the lakeside views. An original icehouse, with natural spring, is to the side.



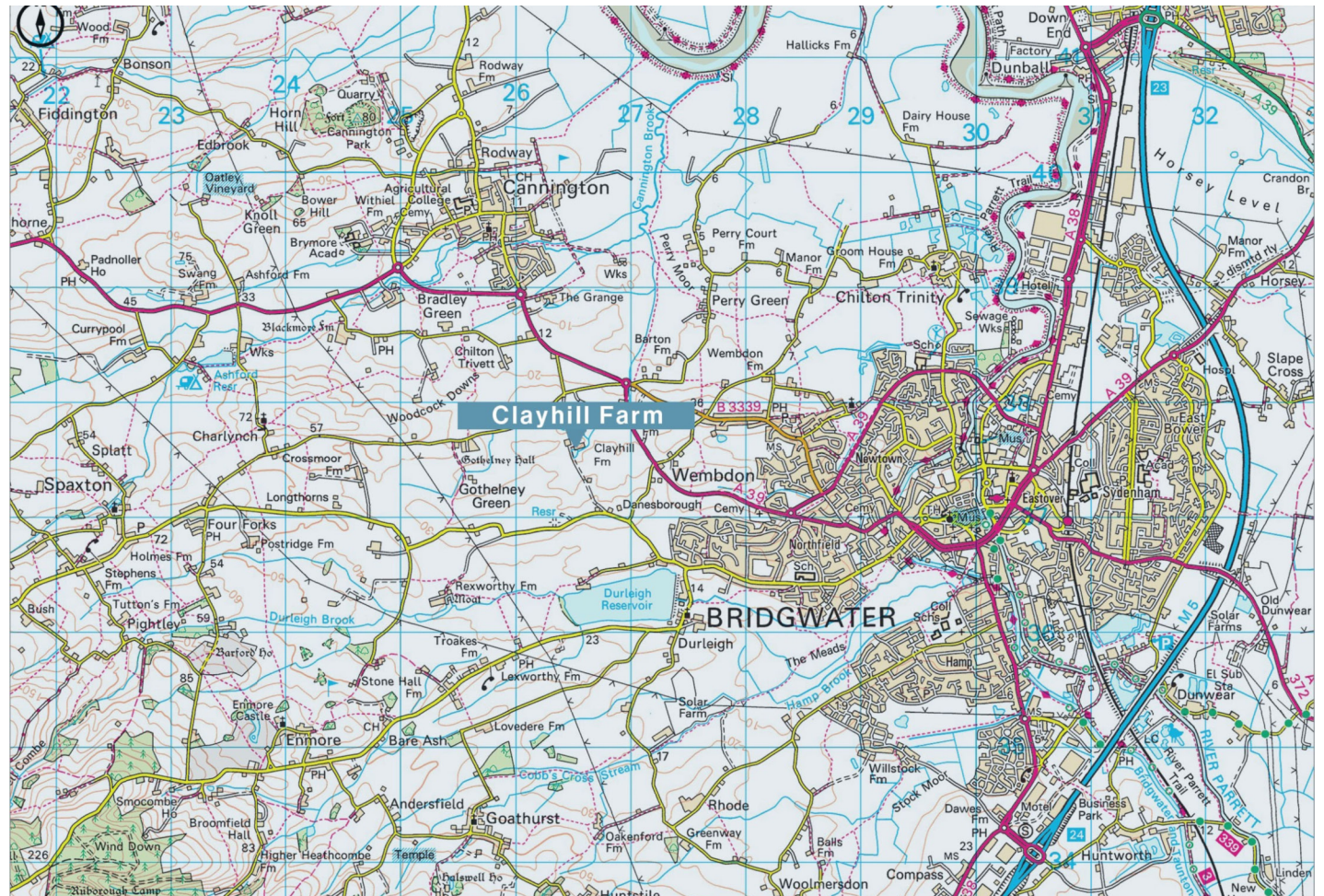


The main lawns extend out linking established ornamental borders, filled with a variety of plants offering colour and interest throughout the year. A large, decked area connects the main house, giving a spacious outside entertaining space. Outside kitchen with power and light, BBQ and Pizza Oven and preparation space. Opposite, is a sunken seating area with fire pit. Saltwater swimming pool 12m x 6m area with flag stone terracing enjoying a southerly aspect, with a substantial frame for a large kite sail shading. Changing area with shower and toilet and poolside equipment store, with air source heating.

Access continues into a productive walled kitchen garden, which allows the current owners to be self-sufficient with their produce. This area includes a variety of fertile beds and raised borders, with established fruit trees, caged area for soft fruit, and a chicken coop and run to the far side. A small wildlife pond encourages natural pest control. Further tool stores and a potting shed run along one side. Access into a small courtyard with access to the kitchen is beyond. Surrounding the area is an area of grazing and pasture, approximately 5.95 acres/2.405 ha.

### SITUATION

Clayhill Farm occupies a peaceful, rural location, surrounded by outstanding views looking across open countryside towards the Quantock Hills. The property is set within the rural hamlet of Charlynch, located on the outskirts of Spaxton. which benefits from a village hall, local shop/post office, garage, primary school, parish church and country pub. The nearest town of Bridgwater is approximately 4 miles with the county town Taunton, .about 10 miles away, with an extensive range of shopping, leisure and scholastic facilities. The area has a good variety of sports facilities with golf clubs, horse riding and tennis and is home to the County Cricket Ground. A main line station with trains to London Paddington taking an hour and forty five minutes; the M5 is joined at junction 25 or 24 and providing, easy access to Bristol and The Midlands.





# Charlynch Lane, Bridgwater, TA5

Approximate Area = 5927 sq ft / 550.6 sq m (includes garage)

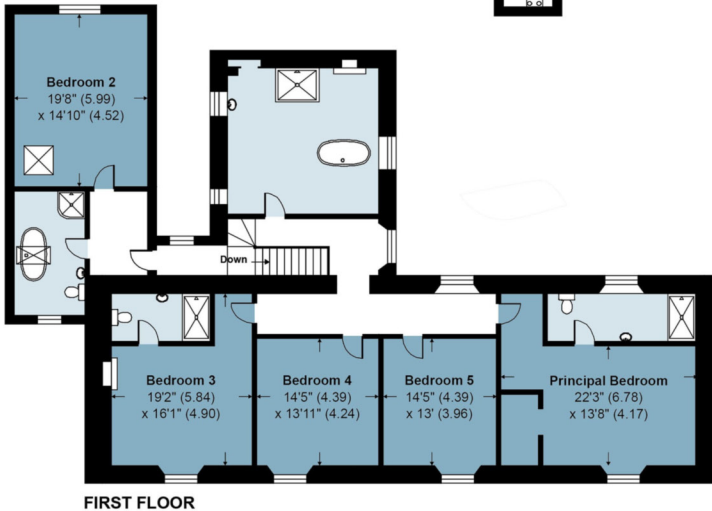
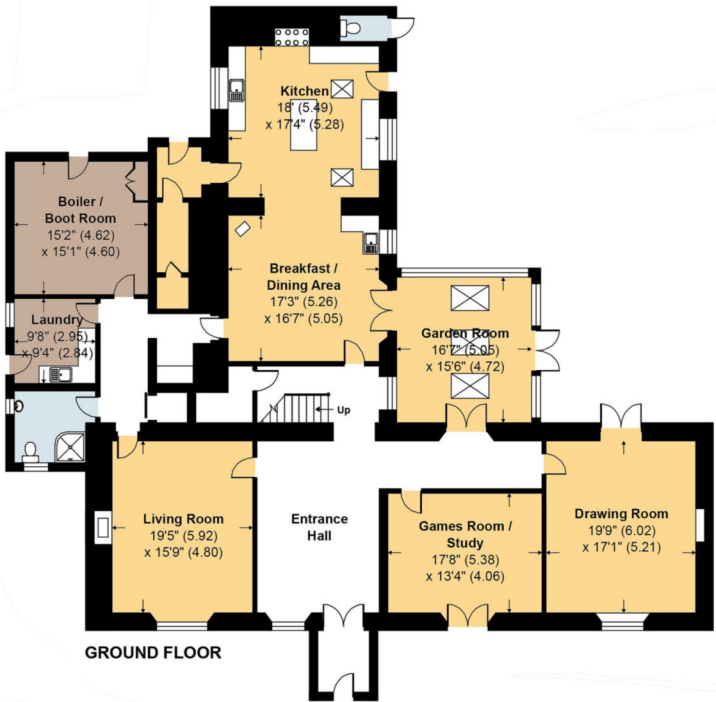
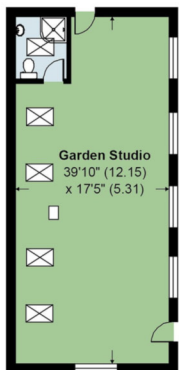
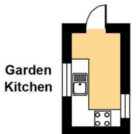
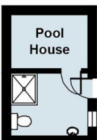
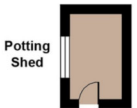
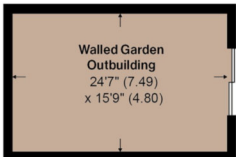
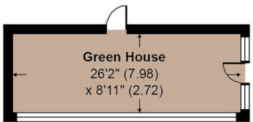
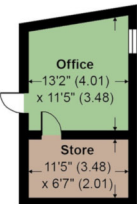
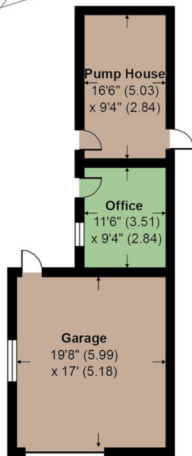
Outbuildings = 12704 sq ft / 1180.2 sq m

Total = 18631 sq ft / 1730.8 sq m

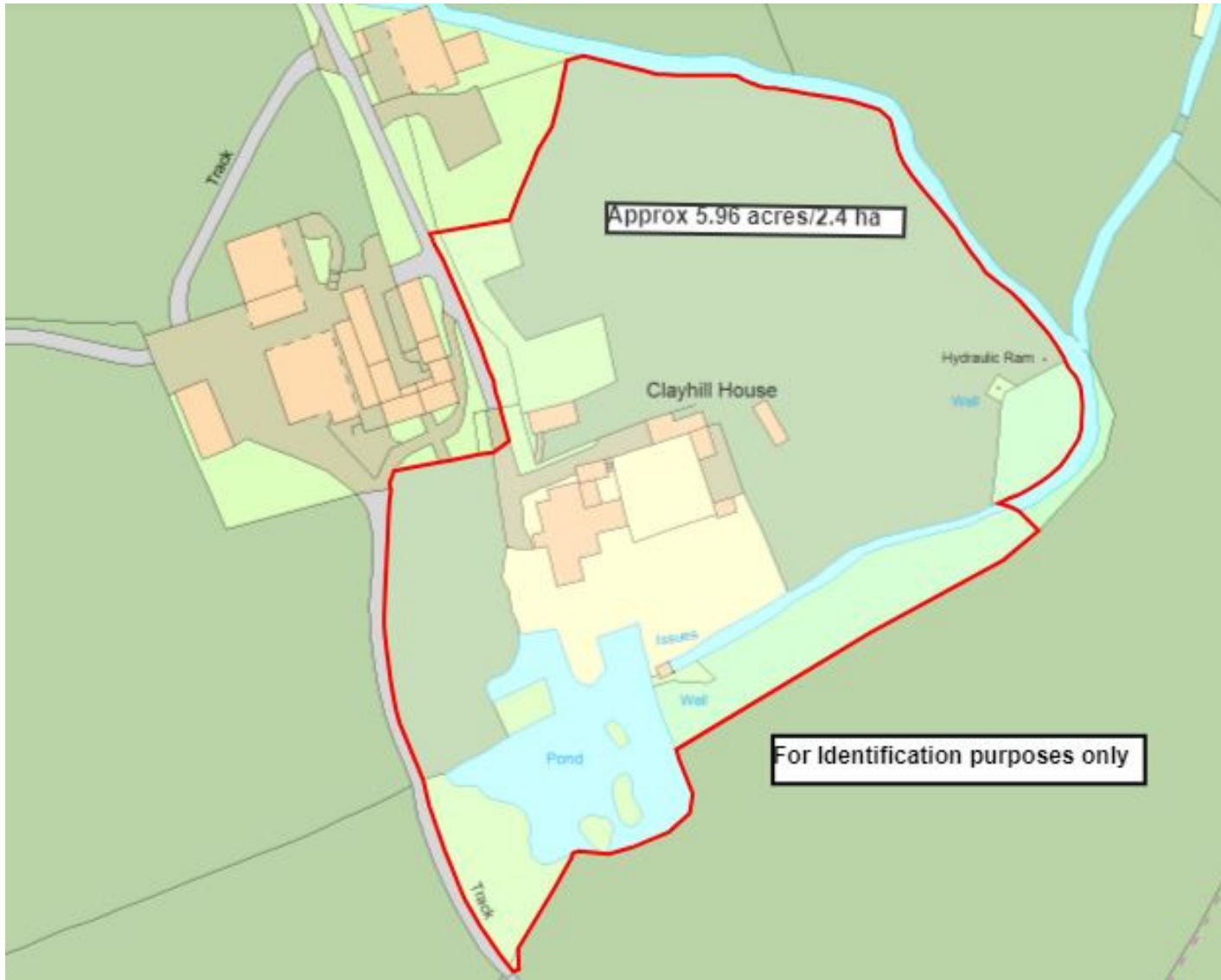
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- Accomodation
- Living Space
- Commercial Space
- Utilities



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|cheom 2023. Produced for Humberts. REF: 941635



## DIRECTIONS

From Taunton proceed in a northerly direction pass through the village of Kingston St. Mary. Carry on towards The Pines crossroad. Take the turning right sign posted to Spaxton, continue along the road towards Enmore and take the second turning left. Drive through the gates to Barford Park, continue to Four Forks crossroads, passing the Lamb Inn on the left. Proceed over the crossroads into Charlynch Road; drive on for a couple of miles. The private drive entrance can be seen on the right-hand side, highlighted by a large Clayhill Art Centre sign. Follow along the private lane until reaching the property.

## SERVICES & LOCAL AUTHORITY

Mains electricity, water and drainage. Biomass Pellet boiler, Wood for heating. Domestic Renewable Heat Incentive

Sedgemoor - Council Tax Band G

## ENERGY PERFORMANCE CERTIFICATE

- Rating C

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