



Burtle Moor Farm

Burtle | Somerset | TA7 8NH



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'Burtle Moor Farm is in a beautiful part of Somerset surrounded by unspoilt countryside.

This modern country property offers very comfortable living with the added benefit of excellent equestrian facilities...'



Burtle Moor Farm

Burtle | Somerset



5 BEDROOMS



3 BATHROOMS/WC



10 STABLES



18 ACRES

Just outside the village of Burtle and situated at the end of a "no through" road, Burtle Moor Farm offers peaceful country living at it's finest.

Electric gates open onto a sweeping driveway with paddocks either side which leads you to the main house with gravelled parking area or further on down the drive towards the stables and outbuildings.

The front door leads into a large hallway with tiled floor with access from here to the study, kitchen/family room and sitting room. With a large inglenook fireplace and french doors to the garden, the sitting room makes for a wonderful space to enjoy with family.

At the heart of the home is the impressive open plan kitchen/dining and family room. The family rooms features a fireplace with wood burner and leads through to the dining area which benefits from glazed walls, doors and ceiling, flooding the room with natural light







The Mark Wilkinson kitchen with tiled floor and extensive worktop space including the large island and breakfast bar make this a very welcoming space perfect for families and entertaining. There is an AGA with electric side module and integral dishwasher. Access to the utility/boot room and side door is from the kitchen.

On the first floor there are two large bedrooms and a family bathroom. The dual aspect master bedroom benefits from a large en-suite bathroom and a good sized fitted dressing room which was originally another bedroom which could be returned to its original state if desired.

A door on the galleried landing leads to a ladder used to access the second floor where there are 2 large rooms both with velux windows and eaves storage. These rooms could either be used as further bedrooms, office space or storage.

Externally, to the left of the main house, there is an old single storey building. Subject to the necessary planning, the building would make a fantastic home office/gym, garaging or additional accommodation.

The gardens and grounds surrounding the property have been very well kept and the majority of the gardens are laid to lawn with mature shrub borders to the rear of the property. There are a vast number of mature trees including walnut and beech and there is also a small lake with a jetty and decked terrace. The property is very private with no direct neighbours and sits at the end of a "no through" road.











The Annexe



1 BEDROOM



1 BATHROOMS/WC

Incorporated within the oak framed double garage is a self-contained annexe with ground floor kitchen/dining area and first floor sitting room, bedroom and en-suite shower room. The ideal accommodation for multi-generational living or could be used as staff living. This could potentially be extended to utilise all of the garage space subject to the necessary planning.



Glastonbury 7.9 miles



Millfield School 9.2 miles



Wells 12.2 miles



Chard Equestrian Centre 33 miles



TOM HOBDAY^{KW}
EQUESTRIAN PROPERTY SPECIALIST







Equestrian Facilities



10 STABLES



18 ACRES

Burtle Moor Farm provides the perfect setup for keeping your horses at home whether that be as hobby or professionally. The property has the perfect balance of house and horse in my opinion!

Designed by the current owner, the facilities at Burtle Moor Farm have been carefully thought out and maintained very well. There are six large stables within the main stable block which is a very light and airy barn. Within this barn there is also a large wash down/solarium, tack room & kitchen and feed room.

There are a further four wooden stables to the rear of the barn with a large concrete apron and additional tack room.





The 20 x 40m outdoor school sits opposite the stables and benefits from training mirrors along one end and a rubber & silicon sand surface. There is scope for the arena to be extended to 60m in length (Subject to necessary planning).

Burtle Moor Farm sits within a total of over 18 acres. The majority of the land is set out and fenced as grazing for horses or livestock and is of excellent quality with natural shelter and free draining soil, useable all year. The lawns and gardens surrounding the house have been maintained to a high standard and feature many mature trees.

There is also a large storage barn of metal construction which is used as a hay storage and lorry parking. A large storage room/workshop lies behind the stables and benefits from a cloakroom. There is plenty of parking for cars, horseboxes and trailers on the gravel driveways and there is good vehicular access to the stables, fields and arena.



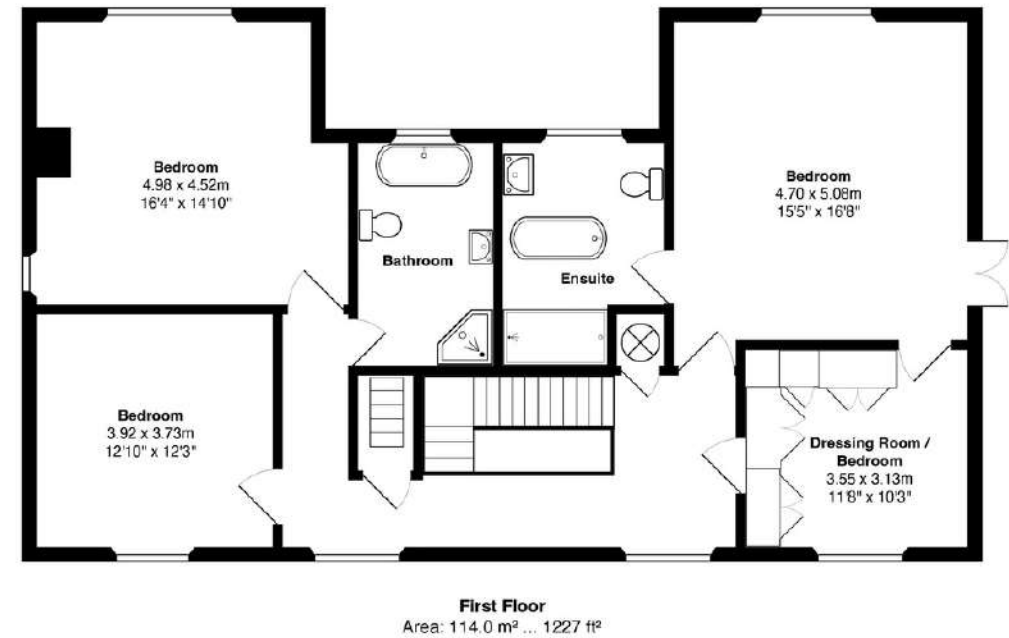
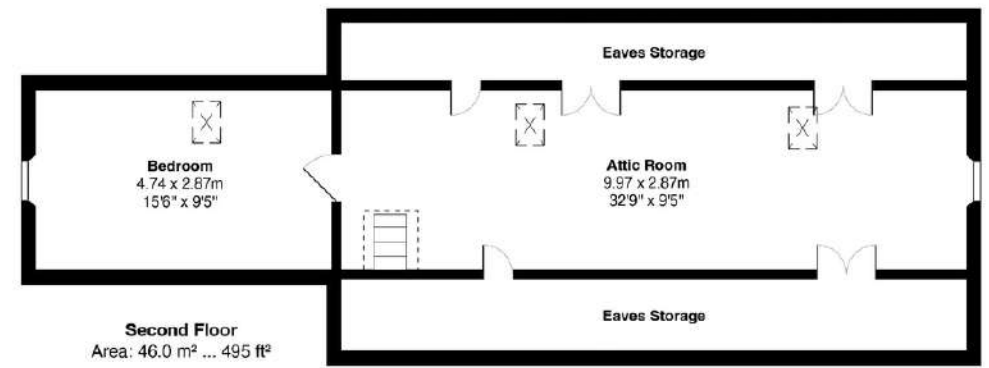
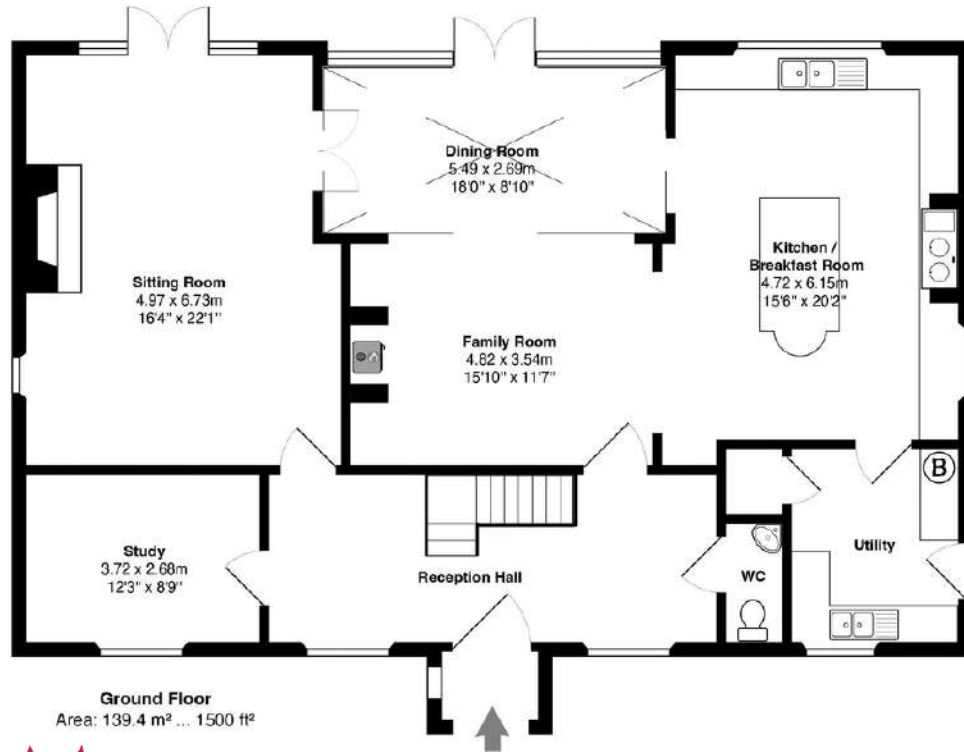




Burtle Moor Farm, Burtle



Approximate gross internal floor area - 299 m² / 3,222 ft²

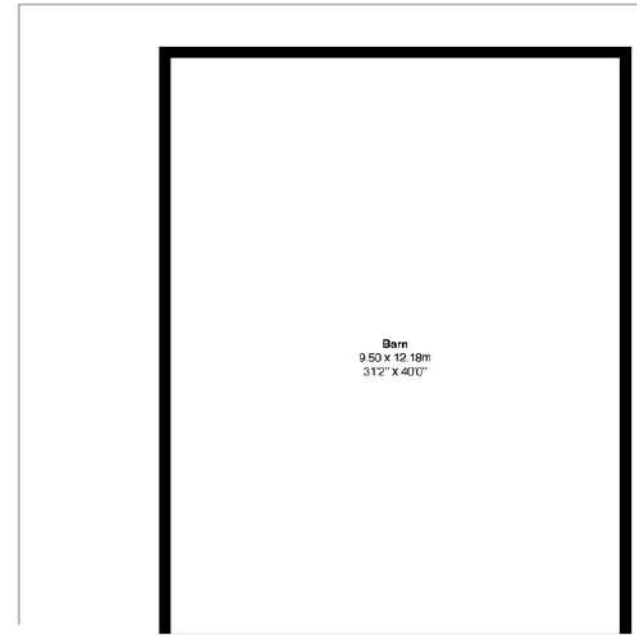
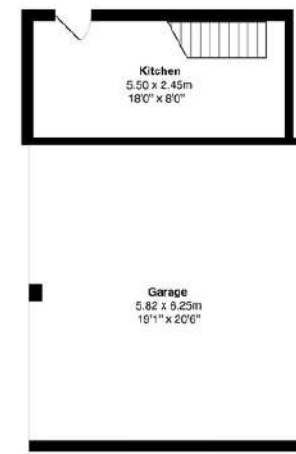
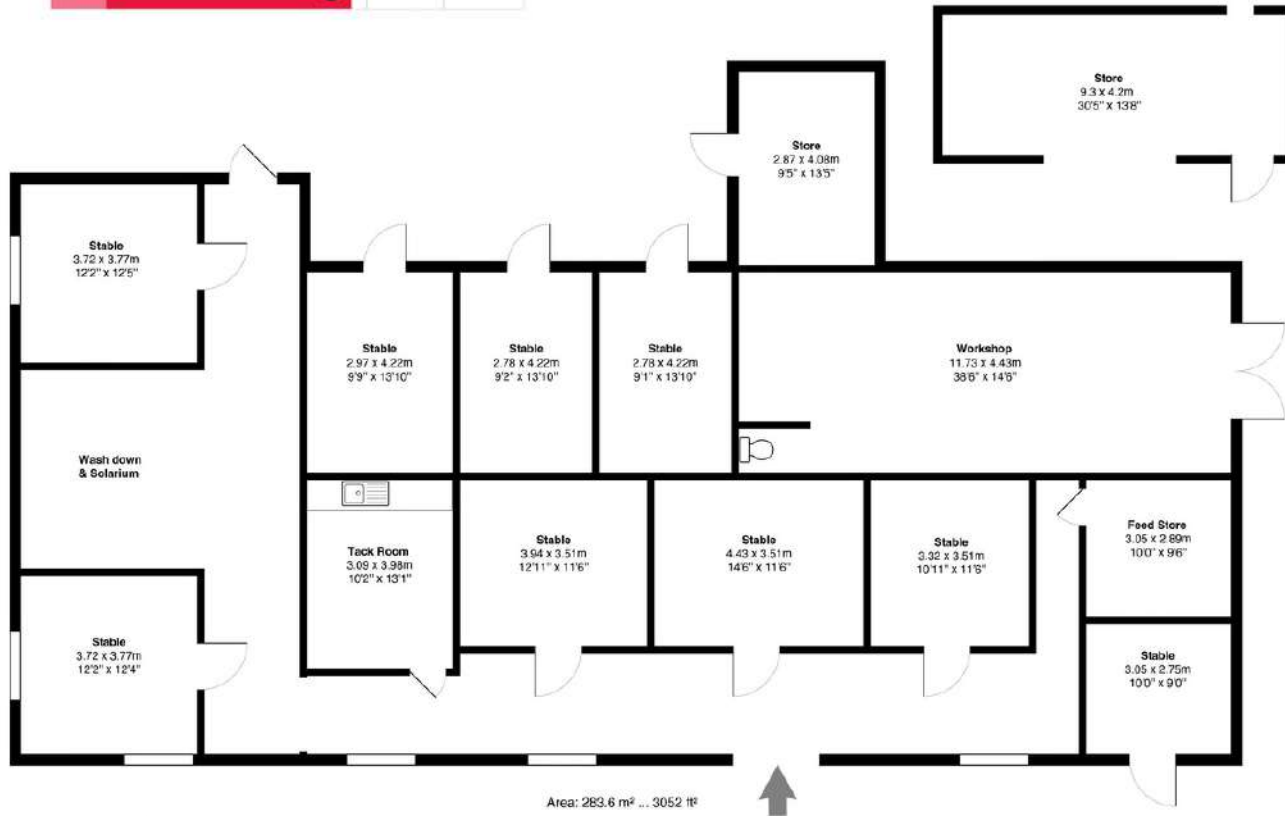


DISCLAIMER:

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Keller Williams has the authority to make or give any representation or warranty in respect of the property. We would also point out that we have not tested any of the appliances and purchasers should make their own enquiries to the relevant authorities regarding the connection of any services.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC rating - C



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HAY/LORRY
BARN

STABLES

MAIN
HOUSE

ANNEXE

OUTDOOR
SCHOOL

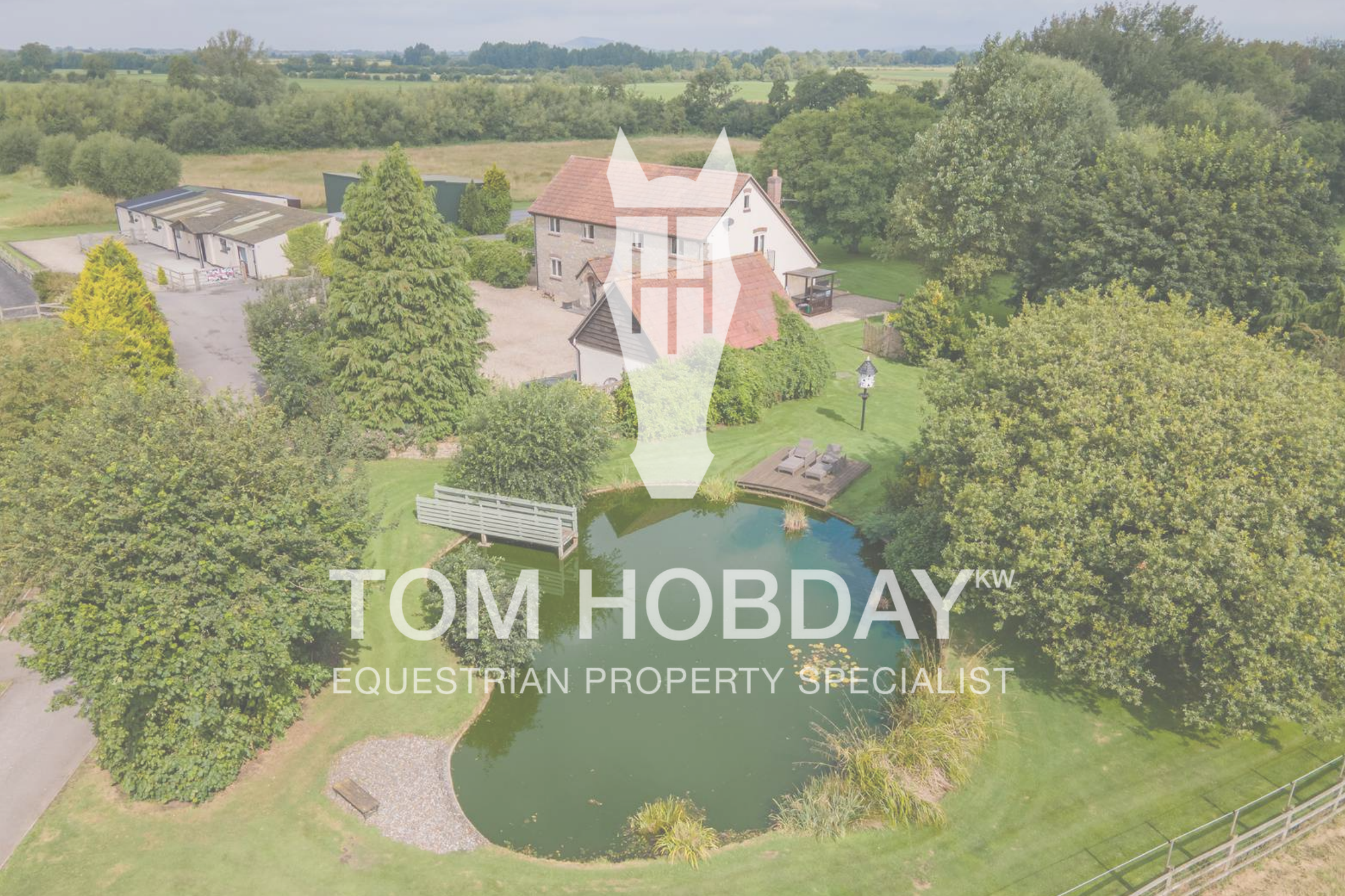


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