



CANTERBURY FARM, ALLER, LANGPORT, SOMERSET, TA10 0QW



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A splendid period farmhouse in gorgeous countryside with over 5 acres of grounds, paddock and orchard. The accommodation has been sympathetically restored to provide an immaculate family home with fabulous character features.

Canterbury Farm dates back to the 17th century and enjoys generous living accommodation including a formal sitting room, study, dining room, family room with wonderful, vaulted ceiling, kitchen, cloakroom, family bathroom, four double bedrooms (one with en-suite & roll top bath), and fifth double bedroom within the integral self-contained annexe with kitchen & living area.

Outside there is a delightful lawned garden, an 'orchard', a 4 acre paddock, triple garage/carports and ample parking within electric five bar gate.

In all 5.25 acres creating a fabulous smallholding and Escape from the Country opportunity as well as the self contained annexe which could provide an additional income stream via AirB&B or similar.

### Location

Aller is a small and very popular village, set in lovely open countryside near the larger town of Langport. Within the village there is a pub, church and village hall. The nearest town is Langport which has a supermarket, veterinary centre, pharmacy, and a number of shops, restaurants and pubs.

A very pleasant walk from Canterbury Farm leads through beautiful countryside and along the banks of the River Parrott to the restaurants and cafes of Langport.

### Description

Canterbury Farm is a stunning and very pretty thatched farmhouse (re-thatched in 2014 to the Dorset model plus a full re-ridge in 2024), with attractive stone, brick and render elevations and limewashed walls.

Whilst having 17th century origins, the property which was fully refurbished, also has the benefit of modern day living comforts including an eco-friendly air source heat pump providing the heating, Cat 6 network cabling and HDMI 8x8 Matrix for HD TV streaming.





### Accommodation

The house is entered through an original studded front door into a stunning cross passage with plank and muntin screening, a rear door and gorgeous flagstone flooring. Along the corridor is the 'Georgian room' with typical Georgian features including a sash window with shutters, arched alcoves and an open fireplace with ornate bath stone surround and a recently installed wood burning stove. Adjacent is a study and off the cross passage is a cloakroom.

The dining room, on the other side of the plank and muntin screening, is the only room on the ground floor without underfloor heating. However, this is no compromise thanks to the flagstone floor and the incredible inglenook fireplace with Jotul wood burning stove and curing chamber. Also worthy of note are the imposing ceiling beams giving a real sense of the age and history of the property.

The family room is a true "wow" factor room with an impressive open vaulted ceiling and exposed stone wall. In addition, there are fabulous oak floor boards, French doors and a communications cupboard.

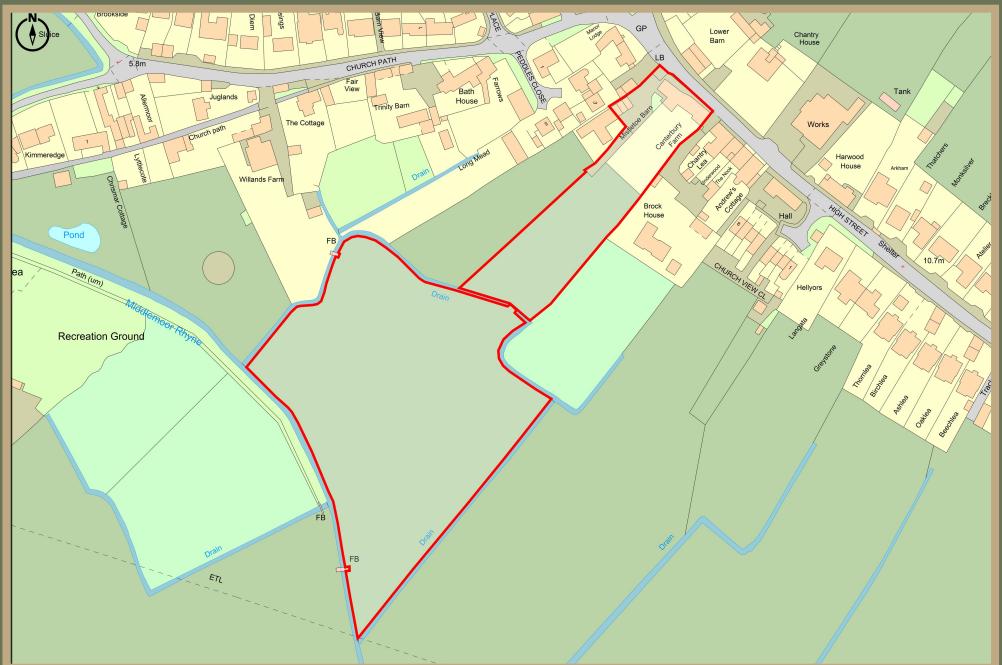
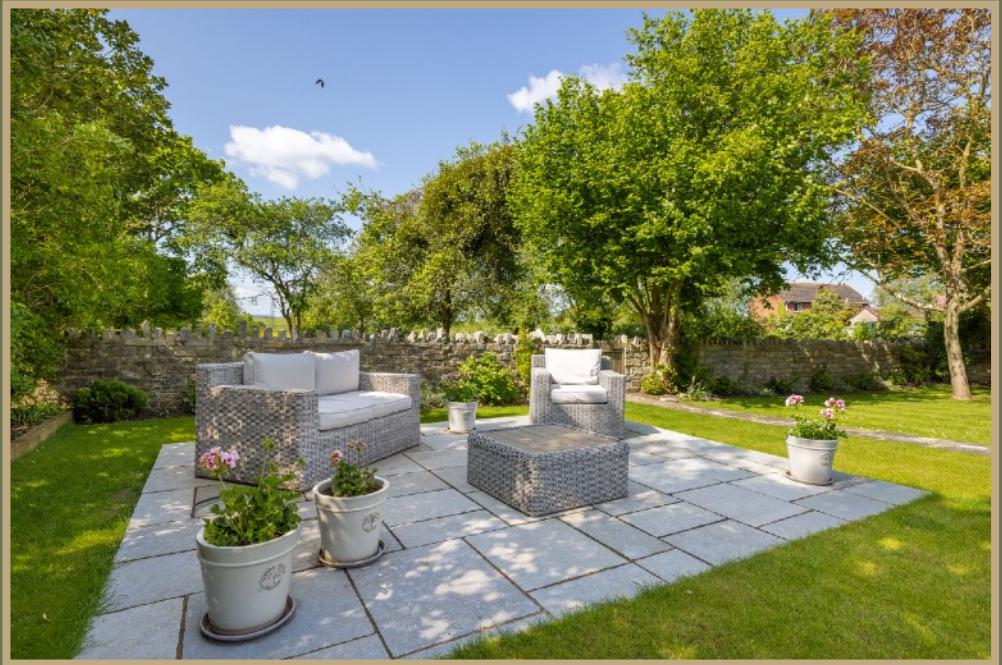
The stunning farmhouse country kitchen, at the rear of the house enjoys a delightful aspect of the gardens to the rear with double French doors opening out to the south facing lawned garden. The bespoke shaker style wooden fitted kitchen is complete with plentiful storage units, built in larder/pantry, an electric Rangemaster cooker, breakfast bar, all set into granite worktops alongside integral appliances including a dishwasher and fridge/freezer. Underfoot the traditional travertine floor tiles are complimented with underfloor heating.

Upstairs there are four double bedrooms all with oak floor boards and doors. The master bedroom is of generous proportions and enjoys an en-suite shower room as well as a luxurious traditional roll top bath in the main room. In addition to the bedrooms there is a family bathroom with bath, separate shower, w/c and basin all with Burlington sanitary ware.

### Annexe

Integral to the main part of the house, but also fully self-contained is the annexe. On the ground floor, there is a kitchen & living area enjoying a dual aspect and oak floors. Within the kitchen there are wooden worktops, painted units, an electric cooker & hob, and space for utilities. Upstairs there is the Fifth double bedroom with wardrobe cupboard and en-suite. The annexe could provide a great source of income or indeed independence for a teenager or relative.





### Outside

An electric five bar gate leads to an extensive gravelled parking area and triple garage/carports which could provide great potential subject to obtaining the necessary consents.

At the rear of the house is a seating terrace, perfect for al fresco dining during the summer months. Nearby is a store room which houses the boiler and provides useful storage.

The lawned gardens are well tended to and walled in parts with mature hedgerows for privacy. The back of the house has both hot and cold water outside taps. Outside the kitchen there is also another cold water tap. There are also a variety of outside lights to the front and back of the property. A flagstone path leads away from the house towards the 'orchard' where there is a beautiful old Walnut tree and access out to the paddock. The 'orchard' also has a sizeable hard-standing area which would be suitable for the erection of stables. There is also a water tap next to the hard standing area.

Recently installed at the bottom of the pretty walled garden is a stylish patio area ideal for outside dining or outside kitchen complete with added electric points. Of particular note is the beautiful David Austin rose borders which have been lovingly cared for complete with a flagstone path leading all the way down the large lawned garden to the restored cock and hen wall and little gate into the 'Orchard'.

The paddock/back field enjoys stunning views of the open countryside beyond and totals just under 4 acres. The land to Canterbury Farm provides exceptional potential for a small holding way of life.

There is also a security alarm system in place.

### Other points

Grade II Listed.

Services - Mains electricity, water and drainage, heating fully electric with air source heat pump

Somerset Council Council Tax – Farm F and Annexe A.

Tenure – Freehold

Total circa 5.25 acres.

### About the area

The area provides a good network for walking, riding and cycling whilst there are a number of small towns nearby which provide for most needs. Larger towns including Bristol, Taunton and Yeovil are in commuting distance. All combine to provide cultural, commercial, social and sporting amenities.

The railway station at Yeovil Junction has a direct line to London Waterloo and Castle Cary links to Paddington in less than 2 hours. The M5 (J25) can be joined at Bridgwater (about 8 miles) and the A303 trunk road is about 10 miles south. Bristol International Airport is 29 miles distant.

Set in the beautiful South Somerset countryside, Aller is a small yet popular village complete with its own pub, community village hall, church, and a monthly village market. Close by is the ever popular Bere Cider Company.

Langport, a mere few miles away, with its monthly artisan and vintage market, bustling delis, cafes/restaurants, bakery, butcher as well as supermarket, doctors and vets. There is also the beautiful riverside walks.

It also has a fascinating historical area with roman remains, its past as Alfred's capital of Wessex, reference in the Domesday Book and its partial ownership by the great abbeys of Muchelney and Glastonbury. The Battle of Langport in 1645 in the Civil War was close by as was the Battle of Sedgemoor in 1685.

### Local Schools

Many of Somerset's widely recognised independent schools are close by including prep and senior schools of Millfield, Queens Taunton, Taunton School, King's Taunton and Wells Cathedral School. In neighbouring Langport there is also Huish Episcopi Primary school, and the Huish Episcopi Academy, both local state schools as well Strode College in Street.

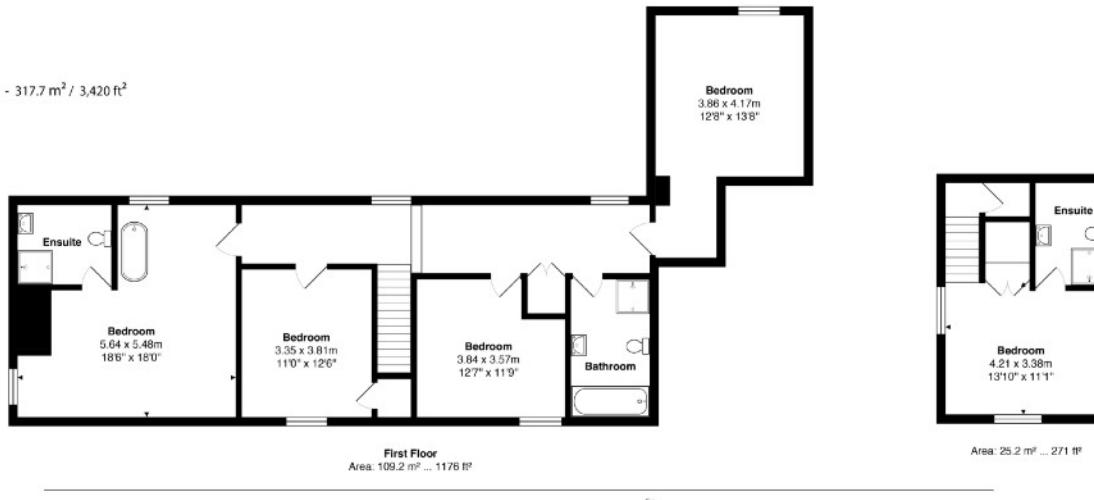
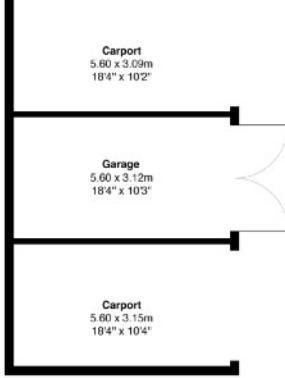
### Local sports

Sporting facilities include a number of syndicated shoots, hunting, racing (Wincanton, Taunton, Exeter, Bath), several golf courses and numerous clubs for a wide variety of sports. There are also many cultural and artistic societies and organisations within this very active and friendly community.

Canterbury Farm,  
Aller



Approximate gross internal floor area of main building - 317.7 m<sup>2</sup> / 3,420 ft<sup>2</sup>



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Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise.

**VIEWINGS** - interested parties are advised to check availability and current situation prior to travelling to see any property.

