




# WILLSTOCK FARM

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NORTH PETHERTON | SOMERSET



A scenic landscape photograph showing rolling green hills under a bright blue sky with scattered white clouds. In the foreground, there are vibrant purple and pink flowers. A large, leafy tree stands prominently in the middle ground. To the left, a small stone house with a chimney is nestled among trees. In the background, a body of water stretches towards the horizon, with a few small islands or structures visible. The overall atmosphere is peaceful and idyllic.

*“I lived in the country and noticed how the quiet life  
stimulates the creative mind”*

ALBERT EINSTEIN











## WILLSTOCK FARM

Set at the foot of the Quantock Hills and enjoying extensive rural views across the surrounding countryside, Willstock Farm is an exclusive development of just thirteen highly individual and uniquely characterful properties, sensitively restored and skillfully crafted from the original farmhouse and buildings which are several centuries old.

Traditionally built of local materials and retaining character features where possible (including stone lintels, original staircases, exposed stone walls, exposed oak timbers and vaulted ceilings) these stunning properties enjoy a contemporary twist incorporating large expanses of glazing allowing light to flood into their generously proportioned rooms.

Bespoke kitchens provide the perfect harmony of style and functionality creating a truly unique workspace; featuring contemporary cabinetry, oak or granite worktops and fully integrated appliances our local craftsmen deliver a beautiful finish to your kitchen to ensure it is the social hub of the house.

Engineered oak flooring and underfloor heating provide an elegant and sophisticated finish to your versatile living space, complemented by luxury bathrooms, dressing rooms and en suite facilities.







# THE MILL HOUSE

Set on the northern side of The Willstock Farm Estate, and accessed via a long sweeping driveway, The Mill House is a stunning semi detached property with far reaching countryside views.

Externally this unique barn conversion boasts an imposing façade of brickwork and horizontal 'shiplap' timbers. Internally the proportions are generous with a large open plan kitchen/ living room from which to enjoy the superb views, and a study on the first floor, together with the master bedroom suite comprising bedroom, en suite and dressing room. Downstairs provides 4 further bedrooms together with the family bathroom, cloakroom and a utility alongside additional storage cupboards.

The generous gardens feature trees and shrubs to the rear.

## The Specification

The bespoke designed kitchen features a Neff / AEG double oven, induction hob with downdraft extractor, wine cooler, integrated fridge, freezer and dishwasher with a luxury stone worktop and engineered oak floor extending through to the living room.

The ground floor features underfloor heating throughout. The stairs, hallway and bedrooms are fitted with luxury carpet. The bathrooms are furnished with elegant sanitary ware and feature luxury splashbacks to the walls.

A modern energy efficient boiler provides the heating and low voltage LED lights are fitted throughout.

### Ground Floor

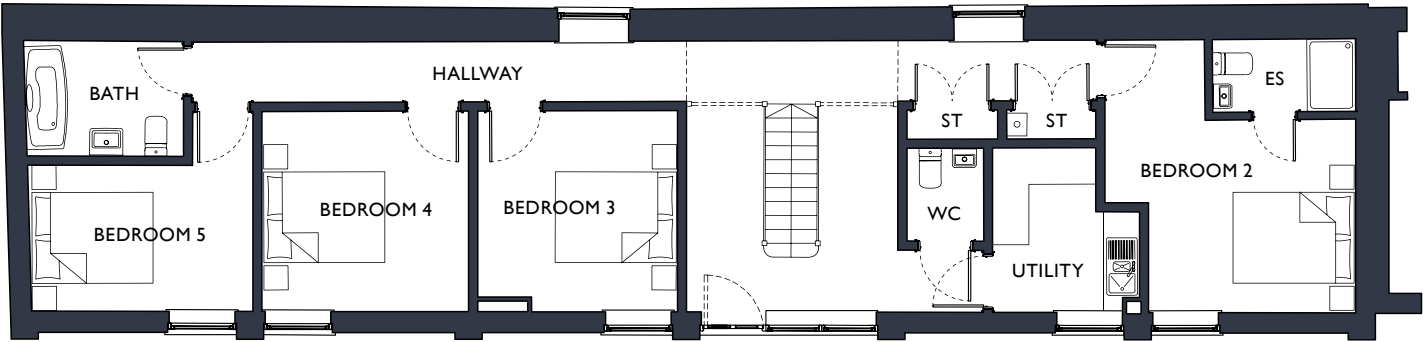
Entrance Hallway		
Bedroom 2	15' 1" x 13' 7"	4.63m x 4.20m
En suite		
En suite		
Bedroom 3	11' 0" x 10' 9"	3.37m x 3.35m
Bedroom 4	11' 3" x 11' 0"	3.46m x 3.37m
Bedroom 5	12' 1" x 7' 7"	3.69m x 2.36m
Bathroom		
Utility		
Cloakroom		

### First Floor

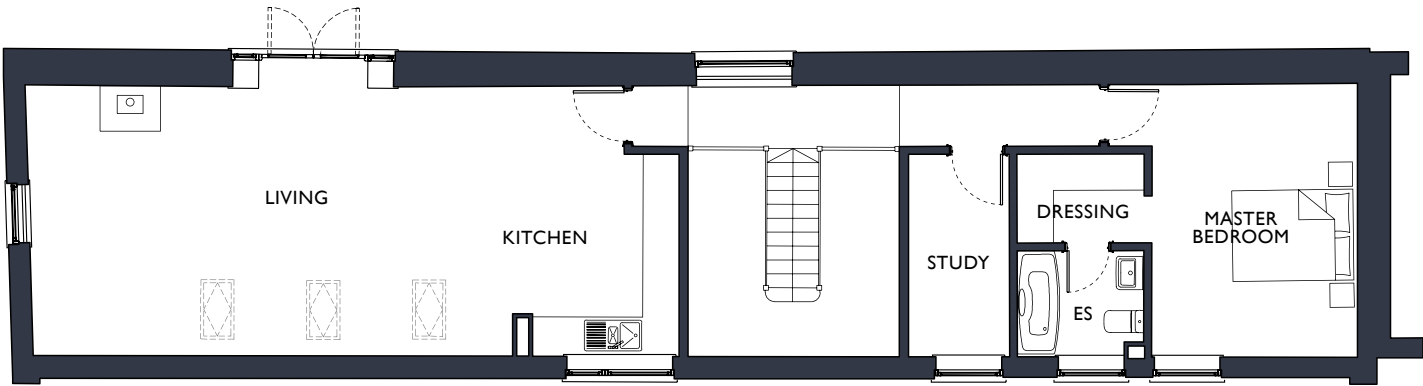
Kitchen/Living Room	34' 3" x 14' 9"	10.48m x 4.55m
Study	11' 1" x 5' 5"	3.39m x 1.70m
Master Bedroom	34' 3" x 10' 9"	10.48m x 3.35m
En suite		
Dressing Room		

Total internal area    circa 2239sq.ft.    208m²

Maximum dimensions supplied in irregular shaped rooms.



## Ground Floor



## First Floor







# THE COACH HOUSE

Situated adjacent to the main farmhouse, in a courtyard of just three barns, The Coach House enjoys stunning, far reaching, rural views.

This generous barn conversion features a large open plan, dual aspect, kitchen/living room with magnificent views and patio doors opening onto the garden, with the benefit of a separate pantry, utility and cloakroom. The master bedroom suite includes both an en suite and dressing room, plus two further bedrooms and a family bathroom.

The gardens are generous and this delightful property enjoys a stunning rural aspect.

## The Specification

The bespoke designed kitchen features a Neff double oven, induction hob with downdraft extractor, wine cooler, integrated fridge, freezer and dishwasher with a luxury solid granite worktop and engineered oak floor continuing through to the generous living area with patio doors to the garden beyond.

The bedrooms are fitted with luxury carpet throughout and the luxury bathrooms feature elegant sanitary ware and porcelain tiled splashbacks.

A modern energy efficient boiler provides the heating system, with underfloor heating to the kitchen and living room. Low voltage LED lights are fitted throughout.

### Ground Floor

Entrance Hallway		
Kitchen/Living Room	7.60m x 5.52m	24' 11" x 18' 2"
Utility	3.00m x 1.73m	9' 10" x 5' 8"
Pantry		
Master Bedroom	4.65m x 3.74m	15' 3" x 12' 3"
Plus dressing room and en suite shower room		
Bedroom 2	3.49m x 2.62m	11' 5" x 8' 7"
Bedroom 3	4.34m x 4.26m	14' 3" x 14' 0"
Bathroom		
Cloakroom		

Total Internal area	130m <sup>2</sup>	1399sq.ft
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Maximum dimensions supplied in irregular shaped rooms.









# CHURCHILL HOUSE

Set on the western edge of The Willstock Farm Estate. Accessed from a sweeping gravel driveway Churchill House features a generous kitchen/living room alongside a formal dining room and lounge/snug to the ground floor. The first floor comprises a master bedroom suite incorporating an en suite and dressing room together with a further en suite bedroom plus 2 additional double bedrooms and a family bathroom.

The south facing gardens are expansive and extend to some 0.31 acres, featuring some mature trees and shrubs. The property enjoys a stunning rural aspect.

## The Specification

The bespoke designed kitchen features a twin Neff 'slide and hide' oven with warming drawers beneath, induction hob with downdraft extractor, wine cooler, integrated fridge, freezer and dishwasher with a luxury solid granite worktop and engineered oak floor.

The lounge/snug and dining room feature solid wood flooring throughout, whilst the stairs, hallway and bedrooms are fitted with luxury carpet. The bathrooms are furnished with elegant sanitary ware and feature tiled splashbacks.

A modern energy efficient boiler provides the heating system and low voltage LED lights are fitted throughout.

### Ground Floor

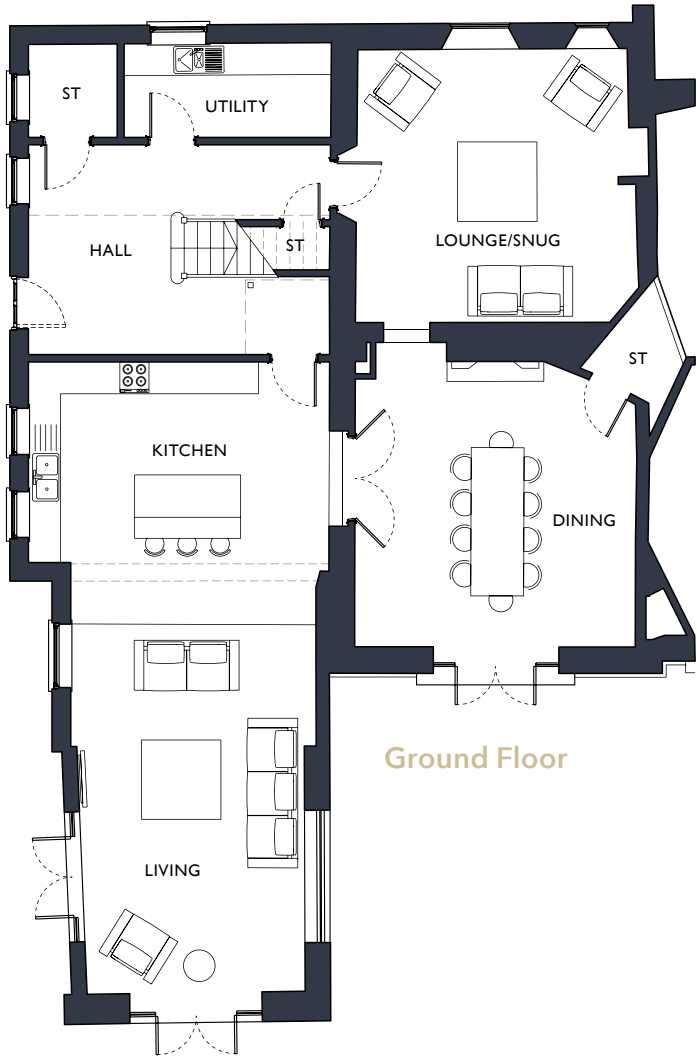
Entrance Hall		
Kitchen	5.68m x 3.81m	18' 8" x 12' 6"
Living Room	8.13m x 4.12m	26' 8" x 13' 6"
Lounge/Snug	5.16m x 5.08m	16' 11" x 16' 8"
Dining Room	5.75m x 5.29m	18' 10" x 17' 4"
Utility	3.19m x 1.76m	12' 10" x 5' 10"
Cloakroom		

### First Floor

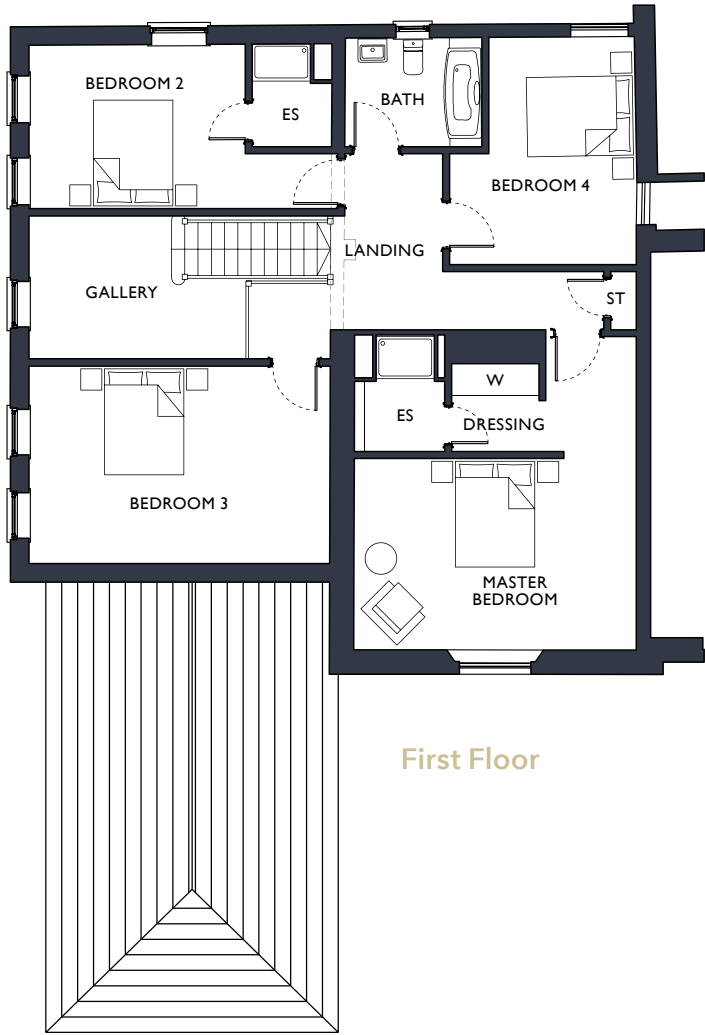
Master Bedroom	5.92m x 5.33m	19' 2" x 10' 1"
Dressing Room		
En suite		
Bedroom 2	5.833m x 3.08m	13' 11" x 13' 8"
En suite		
Bedroom 3	5.67m x 3.72m	18' 8" x 12' 3"
Bedroom 4	4.30m x 3.52m	14' 2" x 11' 7"
Bathroom		

Total internal area	266m <sup>2</sup>	2862sq.ft
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Maximum dimensions supplied in irregular shaped rooms.



Ground Floor



First Floor







# THE GRAIN STORE

Set on the northern side of The Willstock Farm Estate, and accessed via a long sweeping driveway, The Grain Store is a stunning terraced property with far reaching countryside views.

Externally this unique barn conversion offers an interesting façade featuring beautifully aged brickwork and timbers alongside many glazed openings. Internally the proportions are generous with a large open plan kitchen/living room featuring large glazed doors to both the north and south elevations. Downstairs there are two bedrooms (one with en suite facilities), a study and a family bathroom. Upstairs is dedicated entirely to the expansive master bedroom suite featuring velux windows, a large en suite and a separate dressing room.

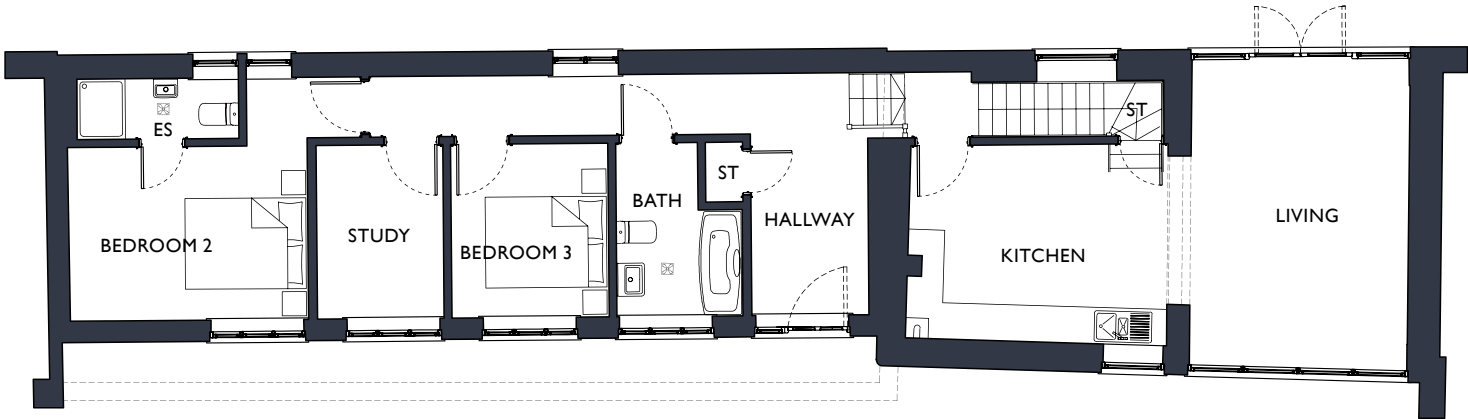
The generous gardens feature some mature trees and shrubs to both the front and rear.

## The Specification

The bespoke designed kitchen features a Neff / AEG double oven and induction hob, wine cooler, integrated fridge, freezer and dishwasher with a luxury stone worktop and engineered oak floor extending through to the living room.

The ground floor features under floor heating throughout. The bedrooms and stairs to the master suite are fitted with luxury carpet. The bathrooms are furnished with elegant sanitary ware and feature luxury splashbacks to the walls.

A modern energy efficient boiler provides the heating and low voltage LED lights are fitted throughout.



Ground Floor

### Ground Floor

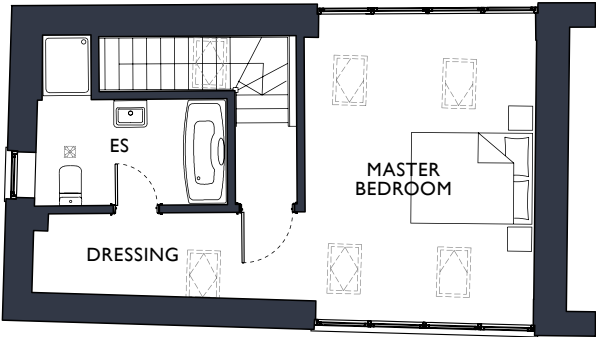
Entrance	Hallway		
Kitchen	4.28m x 3.17m	14' 0" x 10' 5"	
Living Room	5.16m x 3.60m	16' 11" x 11' 10"	
Study	2.87m x 2.10m	9' 5" x 6' 11"	
Bedroom 2	3.99m x 3.23m	13' 1" x 10' 8"	
En suite			
Bedroom 3	2.87m x 2.57m	9' 5" x 8' 6"	
Bathroom			

### First Floor

Master Bedroom	4.27m x 3.84m	14' 0" x 12' 7"	
En suite			
Dressing Room			

Total internal area	circa 140m <sup>2</sup>	1,507sq.ft.
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Maximum dimensions supplied in irregular shaped rooms.



First Floor







# HAY LOFT

Set on the western side of The Willstock Farm Estate, and accessed via a long sweeping driveway, Hay Loft occupies a prominent position within this exclusive country estate and enjoys far reaching rural views.

Externally this unique barn conversion offers an interesting façade of beautifully aged brickwork and original stone. Internally the proportions are generous with a large open plan kitchen/living room featuring both bi fold doors and patio doors, allowing the light to flood into this majestic area with its vaulted ceiling. Also on the ground floor is the generous master bedroom suite, bedroom two (both with en suite facilities) and a utility room and cloakroom. Upstairs are two further bedrooms and a family bathroom.

The generous gardens feature trees and shrubs to both the front and rear.

## The Specification

The bespoke designed kitchen features a Neff / AEG double oven, induction hob with downdraft extractor, wine cooler, integrated fridge, freezer and dishwasher with a luxury stone worktop and engineered oak floor extending through to the living room.

The ground floor features under floor heating throughout. The hallway continues the oak, and the stairs and bedrooms are fitted with luxury carpet. The bathrooms are furnished with elegant sanitary ware and feature luxury splashbacks to the walls.

A modern energy efficient boiler provides the heating and low voltage LED lights are fitted throughout.

### Ground Floor

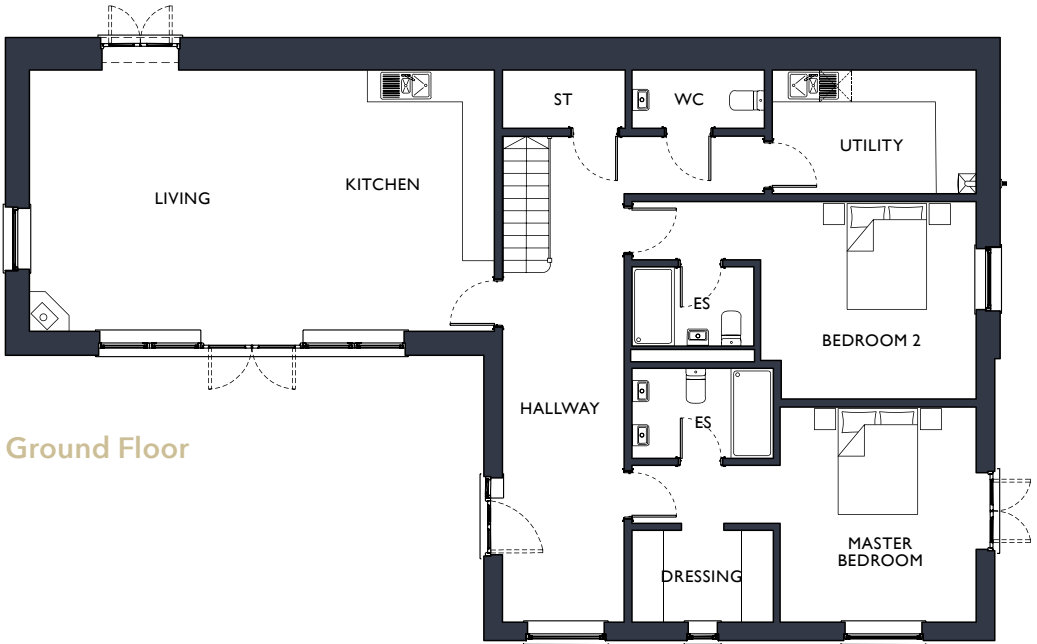
Entrance Hallway		
Kitchen/Living Room	28' 25" x 19' 8"	8.61m x 6.00m
Utility		
Master Bedroom	13' 4" x 12' 2"	4.11m x 3.73m
En suite		
Dressing Room		
Bedroom 2	12' 4" x 12' 2"	3.78m x 3.73m
En suite		
Cloakroom		

### First Floor

Bedroom 3	14' 6" x 13' 6"	4.47m x 4.17m
Bedroom 4	13' 6" x 12' 8"	4.17m x 3.91m
Bathroom		

Total internal area	circa 1990sq.ft.	185m²
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Maximum dimensions supplied in irregular shaped rooms.



Ground Floor



First Floor







# THE COW SHED

Set on the western edge of The Willstock Farm Estate, and accessed via a long sweeping driveway, The Cow Shed occupies a enviable position within this exclusive country estate and enjoys far reaching rural views.

Externally this imposing barn conversion offers a striking façade of dark shiplap timber cladding. Internally the proportions are generous with a large open plan kitchen/living/dining room featuring bi fold doors, allowing the light to flood into this majestic space with its vaulted ceiling. Alongside this is a family room, study, utility room, storeroom and cloakroom. A large master bedroom suite benefits from both an en suite and dressing room, with three further bedrooms (bedroom two also has en suite facilities).

The gardens and grounds are generous, extending to circa 1 acre and this fine property enjoys a stunning outlook over the surrounding countryside.

## The Specification

The bespoke designed kitchen features a twin Neff / AEG double oven, induction hob with downdraft extractor, wine cooler, integrated fridge, freezer and dishwasher with a luxury stone worktop and engineered oak floor extending through to the dining area and living room.

This property features under floor heating throughout. The hallway continues the oak floor, and the bedrooms are fitted with luxury carpet. The bathrooms are furnished with elegant sanitary ware and feature luxury splashbacks to the walls.

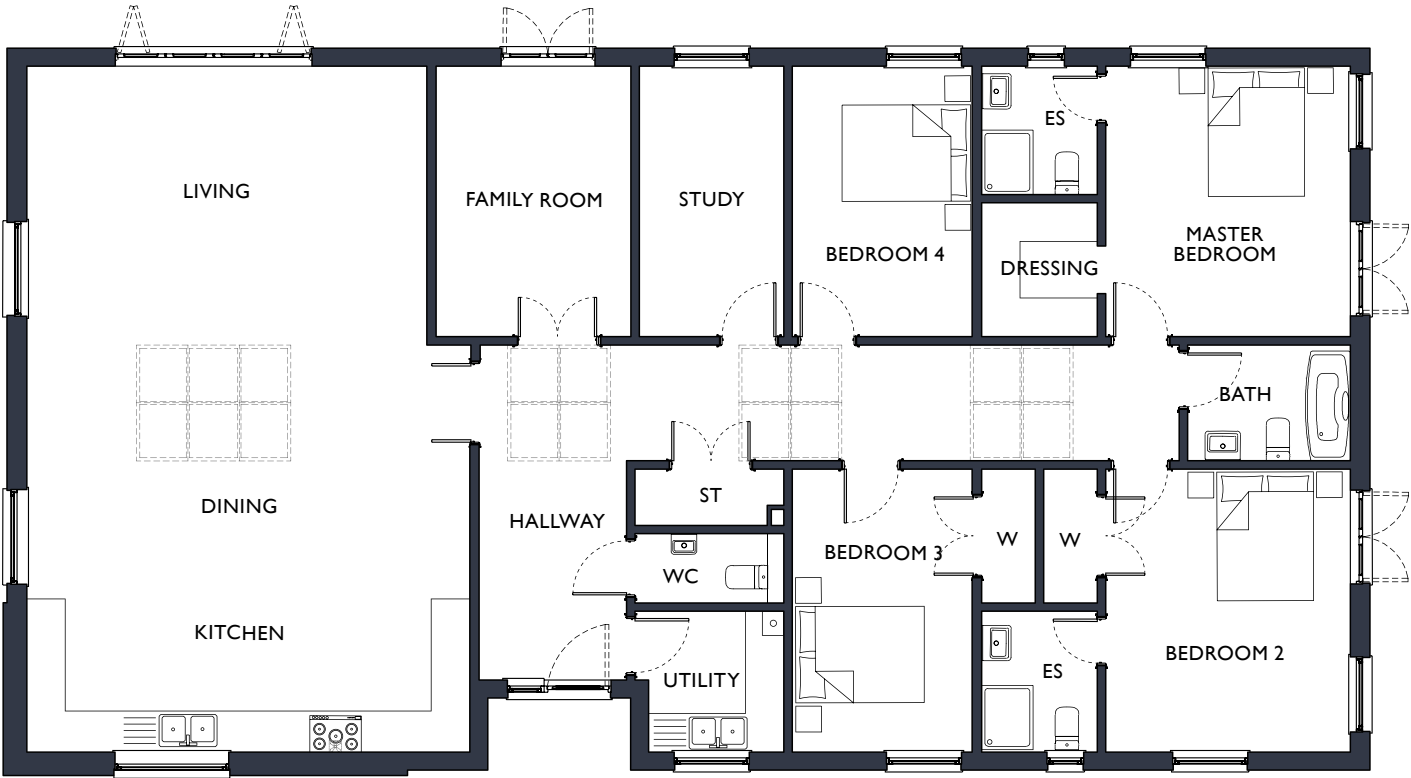
A modern energy efficient boiler provides the heating and low voltage LED lights are fitted throughout.

### Ground Floor

Entrance Hallway		
Kitchen/Dining/Living	35' 2" x 22' 10"	10.72m x 6.95m
Family Room	14' 0" x 10' 0"	4.26m x 3.06m
Study	14' 0" x 7' 6"	4.26m x 2.28m
Utility	7' 4" x 7' 1"	2.24m x 2.15m
Master Bedroom	14' 0" x 12' 8"	4.26m x 3.86m
En suite		
Dressing Room		
Bedroom 2	14' 7" x 12' 8"	4.45m x 3.86m
En suite		
Cloakroom		
Bedroom 3	14' 7" x 9' 3"	4.45m x 2.83m
Bedroom 4	14' 0" x 9' 3"	4.26m x 2.83m
Bathroom		

Total internal area    circa 2335sq.ft.    217m²

Maximum dimensions supplied in irregular shaped rooms.

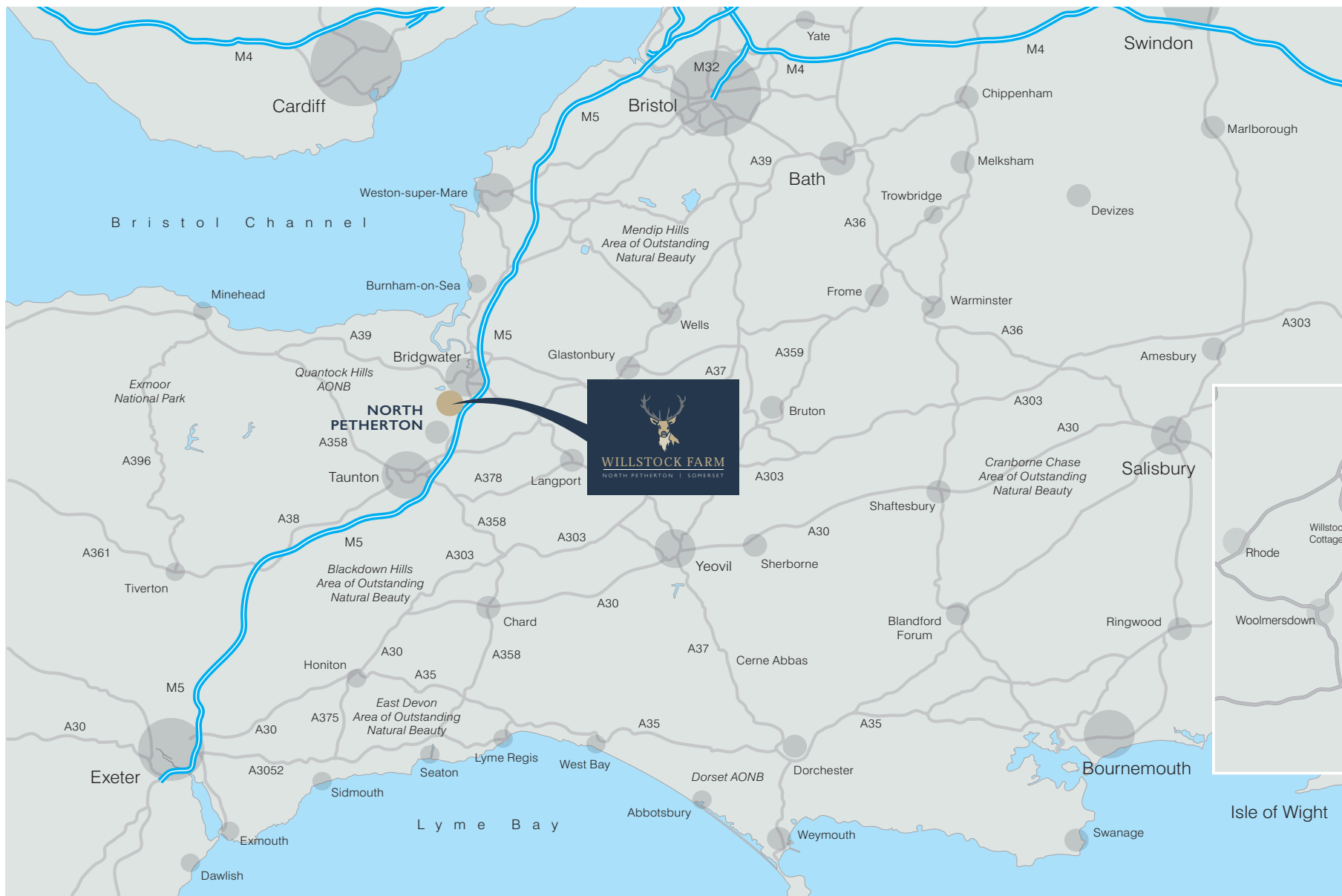




# WILLSTOCK FARM SITE PLAN







## Directions

From junction 24 of the M5 motorway follow the signs into North Petherton along the A38. Opposite St. Mary's Church turn into Watery Lane, then right on to High Street and left on to Dancing Hill. Turn right after a few hundred yards (signposted Rhode) then third right and third right again (where the signs will be seen at the entrance to the site).

Follow the private drive up to the development where visitors parking will be available.

What3words location:  
native.lately.loyal



**DISCLAIMER** These details are intended to give a general indication of the development and do not form part of any contract. The developers reserve the right to alter any part of the development, specification or floor layout at any time during the construction of this site. The dimensions given are maximum and approximate, taken from the widest part of each room and scaled down from the architects plans. These dimensions may vary based on the internal finish. Furniture measurements should only be taken from the completed property. These details are believed to be correct however neither the developer or the agent accept any liability whatsoever for any misrepresentation make either in these details or orally. Furniture is shown for indicative purposes only. Fitted wardrobes are not included.

The images used throughout this brochure are for illustrative purposes only and may not reflect the actual style, layout and finish of the completed properties. Please note that the specification images have been chosen to reflect the style of the internal fixtures and fittings available to purchasers and may not reflect the precise layout of the kitchens and bathrooms or the internal wall finish.

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**Robert Cooney**  
[www.robertcooney.co.uk](http://www.robertcooney.co.uk)



# THE SPECIFICATION





Our commitment to buyers at Willstock Farm is to provide a truly beautiful country home; a bespoke conversion, using the finest materials and exceptional craftsmen to create a superb quality home for you to make your own.

#### BESPOKE KITCHENS

Luxury bespoke designed kitchens feature painted units and granite or solid oak block worktops. A superb range of integrated appliances include twin ovens, induction hobs, dishwashers and wine coolers (appliances vary per unit). All kitchens will be installed by local craftsmen to deliver a beautiful finish.

#### BATHROOMS AND SHOWER ROOMS

Our sophisticated bathrooms feature contemporary white sanitary ware, high quality fittings, shaver sockets and USB points.

#### LUXURY FLOORING THROUGHOUT

Engineered oak flooring features throughout these luxury homes, with sisal to the stairs and carpets to the bedrooms.

#### INTERNAL FINISH

Heritage multipoint locking double glazed hand made timber windows and doors.

Heritage paint colours used throughout.

Low voltage LED lights throughout with wiring for feature pendant lights in some rooms.

#### TECHNOLOGY

Properties benefit from superfast fibre broadband.

#### HEATING AND ENERGY EFFICIENCY

Modern energy efficient boiler and heating system.

Underfloor heating throughout ground floors only.

Enhanced insulation beyond Building Regulation requirements.

#### EXTERNAL FINISH AND SECURITY

Heritage multipoint locking double glazed hand made timber windows and doors.

Generous sized gardens and grounds.

*The specification for properties at Willstock Farm will vary from unit to unit, please ask our sales agent to confirm the detailed specification of your chosen property.*



Building Guarantee:  
**ICW**  
[www.i-c-w.co.uk](http://www.i-c-w.co.uk)







IN A BREATHTAKING  
RURAL SETTING



## IN A BREATHTAKING RURAL SETTING

Nestling at the foot of the Quantock Hills, in a delightful rural location, Willstock Farm is bordered mostly by countryside and yet is conveniently located close to the village of North Petherton with excellent access to the M5 motorway, the county town of Taunton and the cities of Bristol, Bath, Wells and Exeter.

## NORTH PETHERTON

North Petherton is a charming town with an illustrious history; once the largest village in England it was at the centre of a large Royal Estate known as Petherton Park, which continued to exist until the 17th Century.

Today North Petherton continues to be a thriving community with a range of independent shops, including butchers and local farm shop alongside convenience stores and a number of hotels, bars and restaurants. It also has a Primary School (Ofsted rated 'good'), Doctors Surgery, Library and benefits from numerous sports and leisure clubs. The recently developed Junction 24 centre hosts a range of events, concerts and exhibitions and the local area has rapidly grown as a burgeoning new business district.

## LOCAL FACILITIES

The nearby market town of Bridgwater boasts a colourful past; reflected in its many historic buildings and celebrated with the extraordinary annual carnival procession... the largest in Europe. Originally a modest fishing and farming settlement it developed into a thriving port with a rich vein of productivity and retains a reputation for manufacturing and commercial enterprise to this day.

The town features beautiful Conservation Areas with elegant streets, statues and gardens whilst the dockside area offers a wonderful contemporary waters edge lifestyle, as do the West Quay and Eastover areas of the town as a result of its impressive and continuing redevelopment.

This thriving town offers a good range of local amenities with shopping, leisure, arts and dining to suit all tastes.







# ON YOUR DOORSTEP

M5 Motorway/J24	c.1.5 miles/5 minutes
Bridgwater	c.2 miles/8 minutes
Taunton	c.12 miles/20 minutes
Burnham-on-Sea	c.14 miles/20 minutes
Kilve Beach	c.14 miles/25 minutes
Weston-super-Mare	c.20 miles/30 minutes
Wells/The Chew Valley	c.22 miles/40 minutes
Bristol Airport	c.30 miles/40 minutes
Bristol	c.40 miles/45 minutes
Bath	c.40 miles/1hr 15 minutes

Source [theaa.com](http://theaa.com)



## ON YOUR DOORSTEP

### Fine dining and exclusive shopping

Neighbouring towns and local villages offer a superb range of cool cafes, wonderful local pubs and fine dining restaurants celebrating locally produced food and international cuisine set alongside independent boutique shops.

The nearby county town of Taunton is also close by (c.12 Miles) and provides an excellent range of fine dining, leisure and highly regarded scholastic facilities.

The hugely popular Clarks Village branded outlet shopping centre is just c.7 miles away at Street, whilst Shepton Mallet is the home of luxury English brand Mulberry with its shop open to the public selling luxury clothing and accessories.

### History and culture

Immerse yourself in the beautiful ancient city of Wells with its wonderful array of historic buildings including the stunning Abbey, alongside boutique shops and wonderful cafés and restaurants.

Nearby Bruton has become "The coolest town in the West Country" according to Conde Nast, and the "new Notting Hill" according to Countryfile. Since Hauser & Wirth arrived at this charming Somerset town, the area has been attracting a plethora of art galleries, cool restaurants and elegant boutique shops.

### Scholastic facilities

The area offers a superb range of local state schools and public schooling of international acclaim within easy reach at the county town of Taunton, Sherborne, Bruton and Wells.

Millfield School, located just c.7 miles distant is a co-educational independent school famed for its sporting prowess across a wide range of sports producing numerous international sports men and women and many Olympic athletes over the years.

## FURTHER AFIELD

### Well connected

The beautiful cities of Wells, Bristol, Bath and Exeter are all within easy reach offering a varied selection of leisure, international sports facilities, shopping and nightlife, whilst the M5 motorway and mainline rail services at Bridgwater and Taunton, along with the nearby international airport at Bristol, give easy access to destinations further afield.

### Sports and leisure

Choose from horse racing at Taunton, Wincanton or Bath, international rugby at Bath, Exeter or Cardiff or cricket at Somerset County Cricket Club in Taunton hosting national and international matches.

The tranquility of the Quantock or Mendip Hills, Exmoor and Dartmoor are all within easy reach as is the dramatic north Somerset coastline and the beautiful Jurassic Coast to the south







# WILLSTOCK FARM

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NORTH PETHERTON | SOMERSET