



Broad Oak House

Taunton

Broad Oak House is a charming detached family home with a pool and approx two acres, in a picturesque rural setting

A striking six bedroom country house offering private and flexible accommodation with an outdoor pool and just under two acres of secluded grounds. The property overlooks the Quantock Hills and is positioned in a pretty and rural setting, within easy reach of the Exmoor National Park.



4 RECEPTION ROOMS



6 BEDROOMS



5 BATHROOMS



DRIVEWAY & DOUBLE GARAGE



1.9 ACRES



FREEHOLD



RURAL/VILLAGE



4,208 SQ FT



**GUIDE PRICE
£1,500,000**



The property

This handsome detached home features elevations of part brick, part timber frame and render infill, while inside there are exposed timber beams and leaded windows, alongside attractive, understated modern styling and fittings. The welcoming reception hall leads to the five comfortable, flexible ground floor reception rooms including the main sitting room, which features a splendid inglenook fireplace, fitted with a woodburning stove. There is also a formal dining room with a feature fireplace, a snug with a logburner, a study for home working and a sunny conservatory with a southwest-facing aspect. Additionally, the well-proportioned kitchen and dining room has space for a family dining table, as well as fitted wooden units, a range cooker with an extractor hood and an Aga.

The main staircase leads to the first-floor landing, of which there are five well-presented double bedrooms, including the principal bedroom with its dressing area, balcony and en suite shower room. One further bedroom is en suite, while there is also a family

bathroom with a roll-top bathtub and a separate shower unit. A second staircase leads to an additional bedroom en suite above the garaging block, which is ideal for guests, or for use as an annexe.

Outside

At the front, a gravel driveway provides plenty of parking space, and features a traditional brick-built well, plus access to the integrated double garage for further parking or workshop space. The garden is mostly to the rear, and features a patio area, as well as an outdoor heated swimming pool with its own sun terrace. A further patio area houses a hot tub. Beyond the pool there is an open grassy meadow, which extends to approximately 25ft and features a timber-framed gazebo and various mature trees, all bordered by established woodland for a sense of privacy and seclusion. The grounds are an ideal space for outdoor entertaining and al-fresco dining.









Location

Broad Oak House occupies a peaceful and secluded rural setting, just outside the Quantock Hills Area of Outstanding Natural Beauty and within easy reach of the north Devon coastline. The nearby village of Crowcombe has a local shop, a pub, a village hall, primary school and steam heritage railway station with connections to Taunton and Minehead.

Five and seven miles away respectively, Bishops Lydeard and Williton provide further amenities. The large Somerset town of Taunton is nine miles away, providing a wide range of facilities, including extensive shopping and supermarkets, leisure facilities and a choice of cafés, restaurants and bars. Taunton also offers an outstanding-rated secondary school, The Castle School, and the independent King's College Taunton, Queen's College and Taunton School. The M5 is 12 miles away, while Taunton's mainline station provides rail services towards London Paddington, changing at Bristol Temple Meads.



Distances

- Bishops Lydeard 5.0 miles
- Williton 7.0 miles
- Taunton 9.5 miles
- Bridgwater 12.5 miles
- Wellington 15.0 miles
- Minehead 15.0 miles
- Exeter 40.1 miles

Nearby Stations

- Crowcombe Heathfield (steam line)
- Taunton
- Bridgwater
- Tiverton Parkway
- Highbridge and Burnham

Key Locations

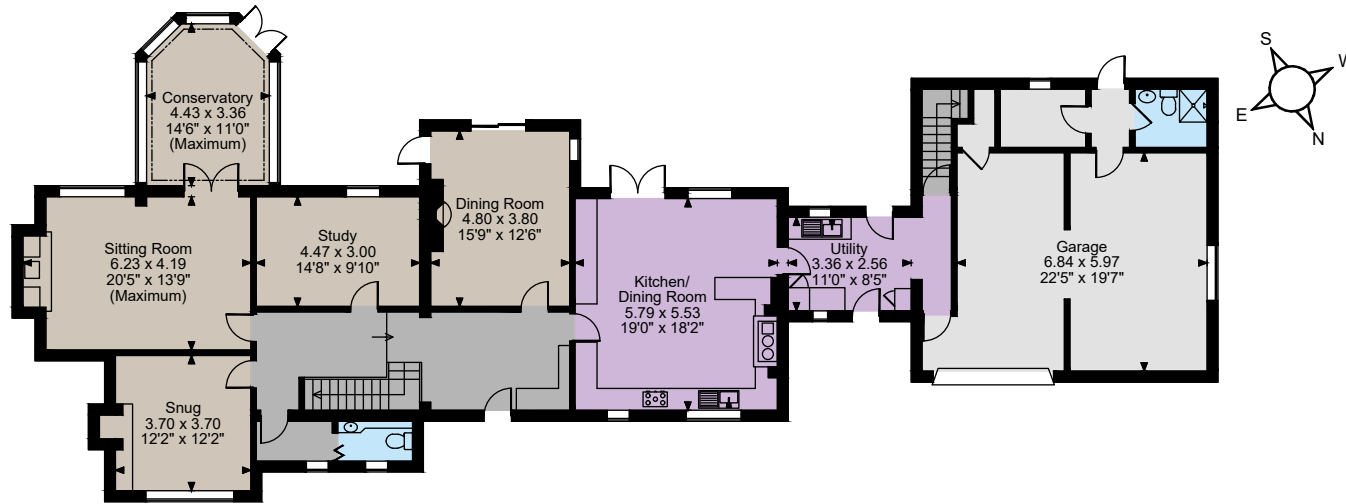
- Quantock Hills AONB
- Exmoor National Park
- North Devon Coastline
- West Somerset Railway

Nearby Schools

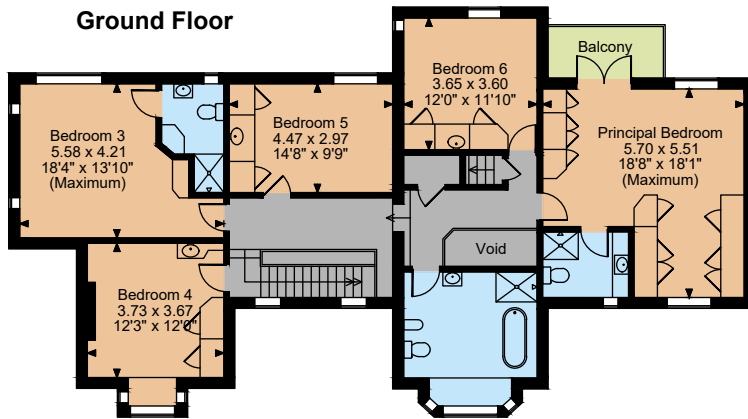
- Lydeard St Lawrence Community Primary
- Crowcombe CofE VA Primary
- Stogumber CofE primary School
- Bishops Lydeard Church School
- Cotford St Luke Primary
- Nether Stowey CofE Primary
- Wiveliscombe Primary
- Oake, Bradford and Nynehead VC Primary
- Kingsmead Academy
- Milverton Community Primary and Pre-school
- Kings College Independent School
- Queens College Independent School



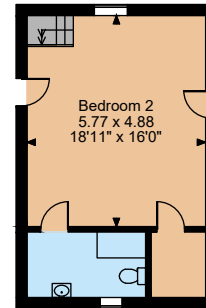




Ground Floor



First Floor



Floor Above Garage

The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

House internal area 4,208 sq ft (000 sq m)
 For identification purposes only.

Directions

Post Code TA4 4BS
 ///What3words: shifts.verse.contact - brings you to the driveway

General

Local Authority: Somerset County Council

Services: Mains water and electricity. Private Drainage which we understand may not be compliant with current regulations

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band H

EPC Rating: D

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

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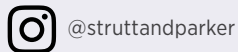
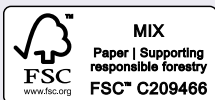
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