



Quantock Lodge, Over Stowey, Somerset

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# Quantock Lodge, Over Stowey, Bridgwater, Somerset TA5 1HD

An extensive Grade II Listed country estate ideal for residential or commercial use in a secluded and peaceful location close to local amenities. Available as a whole or in two lots.

Nether Stowey 2 miles, Bridgwater and station 9 miles (London Paddington 2 hours 32 minutes), Taunton 10 miles, M5 motorway (Jct. 24) 11 miles, Exeter 45 miles

**Lot 1 (shown in pink on plan):** Main house: Reception hall | Entrance hall | Inner hall | Lord Taunton's Room | Visitors' room | Morning room | 2 Common rooms | G2 room | Terrace room | Library | 2 meeting rooms | Staff room | Portrait Room | Office | 2 Sitting rooms | Kitchenette | Scullery | Old kitchen with mezzanine over | 2 Pantry rooms | Wash up area | Kitchen/dining room | Tuck shop | Staff lift | 3 Shower rooms | Male and female cloakrooms | Store rooms | 2 Laundry rooms | Linen room | Boiler room | Basement 1 with 14 rooms | Basement 2 | Basement 3 | 27 Bedrooms | 1st floor kitchen | 18 Bath/shower rooms | 2nd floor with 3 rooms | Approximately 19.18 acres

Kitchen/dining hall: Dining hall | Servery | Kitchen | Pantry | Washing up area | 2 Cold stores | Store room | 2 Cloakrooms

Patio block: 3 Workshops | 2 Classrooms | Kitchenette | Utility room | 2 Apartments, both with hall, sitting room, kitchen, bedroom, shower room | 16 Bedrooms | 2 Bath/shower rooms | Male/female cloakroom

Camelia house | Chapel | 2 classroom block

**Lot 2 (shown in green on plan):** Sports hall block: Reception hall | Inner foyer | Reception hall 2 | Lobby | Sports hall | Gym | Office | 4 Kitchenettes | 2 Store rooms

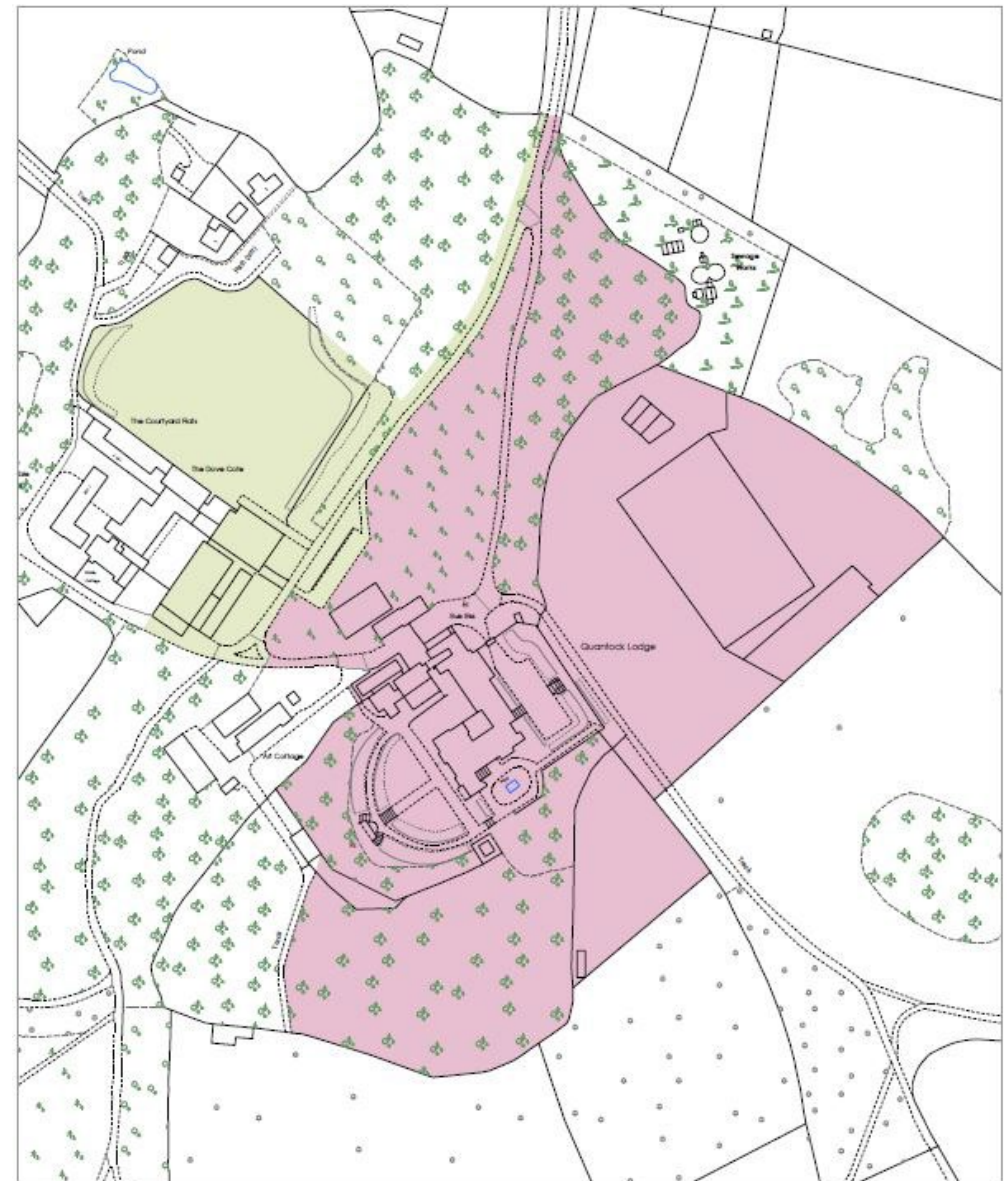
2 Linen stores | 29 Bedrooms | Male and female cloakrooms | Communal shower room | 5 Shower rooms | Flat above gym/office with hall, sitting room, kitchen, 3 bedrooms, 2 en suite shower rooms

Swimming pool and changing complex: Foyer | 2 Offices | Kitchenette | Swimming pool with viewing mezzanine | Ladies' changing room | Gents' changing room | Staff changing room | Plant room | Shower rooms | Cloakrooms | 3 Store rooms

Playing field | Approximately 4.4 acres in total

## Lot 1: The main house, surrounding buildings and 19.18 acres (pink on the plan)

Named after the nearby Quantock Hills, Quantock Lodge is a Grade II Listed 19th century Gothic revival mansion built by Henry Labouchere, then MP for Taunton and subsequently the 1st Baron Taunton, as a summer residence. Inherited by his daughter, the Hon Mary Labouchere and her husband Edward Stanley, MP for West Somerset, and subsequently by one of their sons, the house and its contents were sold at auction in 1919 to settle the latter's debts. The house was purchased by Somerset County Council to become the Quantock Sanatorium, which stayed open until 1961. In 1962 the council sold the house to David T Peaster, who in 1964 opened it as a school using the late Lord Taunton's coat of arms as the school crest. The school closed in 1998 and is currently used as a centre for recreation and banqueting and as a youth summer camp centre. The property offers the prospective purchaser the opportunity to continue its current use, re-open a school or convert the property back to a stunning manorial estate. The vast number of reception rooms and accommodation, extending to over 43,000 sq. ft., are configurable to the purchaser's own requirements and feature numerous original period features. There is also a kitchen/dining hall block extending to more than 3,500 sq. ft. as well as a patio block extending to more than 6,800 sq. ft.



## Quantock Lodge

### Lot Key

- 1 Lot 1 (7.67 ha / 18.94 ac)
- 2 Lot 2 (1.87 ha / 4.63 ac)

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**Lot 2: Sports hall block, extensive accommodation, swimming pool complex and playing field (green on the plan)**

Includes a sports hall block extending to more than 19,200 sq. ft, plus a swimming pool and changing complex extending to more than 7,700 sq. ft. There is also a playing field. In total, lot 2 amounts to approximately 4.4 acres. Further land is available by separate negotiation.

**Location**

Quantock Lodge is located in the hamlet of Over Stowey in the Quantock Hills Area of Outstanding Natural Beauty in West Somerset, surrounded by a wealth of local footpaths and bridleways leading to superb moorland, woodland walking and riding on the Quantock Hills, within easy distance of the West Somerset coast. The nearby village of Nether Stowey offers a good selection of day-to-day amenities including a general store, Post Office, butcher, GP surgery, library, hairdresser, popular primary school and local public houses. Nearby Bridgwater offers a wider selection of shopping facilities including an Asda Superstore while the county town of Taunton offers more extensive shopping, service and recreational amenities together with mainline rail connections.

Communications links are excellent: the property enjoys easy access to the M5 at Taunton and A39 at Bridgwater, Bridgwater and Taunton offer regular train services to London Paddington and Exeter Airport has a growing number of national and international flights.

The area offers a wide range of state primary and secondary schooling together with a good selection of independent schools including King's Hall, Queens College, Taunton Prep and Senior Schools and Wellington.













# Lot 1 Floorplans

Total internal area 50,114 sq ft (4,655 sq m)



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

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## Directions

The post code TA5 1HD will take you to the property using a satellite navigation system.

## General

**Local Authority:** Sedgemoor District Council

**Services:** Mains electricity. LPG gas. Mains and private water and drainage which we understand to be compliant with current regulations.

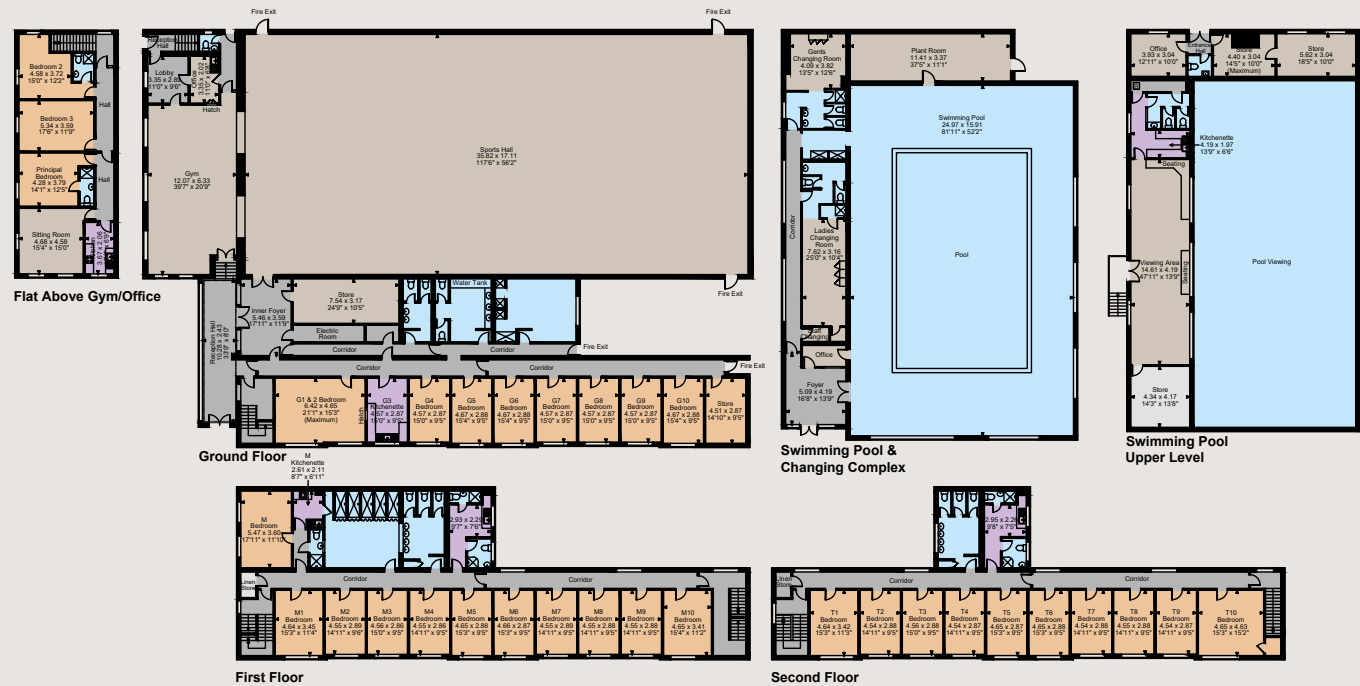
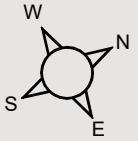
**Tenure:** Freehold

**Guide Price:** Lot 1, offers in excess of £3,000,000. Lot 2, offers in excess of £1,000,000.

**Rights of Way:** There are two bridleways that cross over the land from Pepperhill to Adcombe and from Aley to Forestry. Further information can be sought from the vendors agent.

## Lot 2 Floorplans

Total internal area 26,921 sq ft (2,501 sq m)



## Exeter

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Over 45 offices across England and Scotland, including Prime Central London

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□ □ □ Denotes restricted head height

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