



STAGS

Warren House

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Over Stowey, Quantock Hills, Bridgwater, TA5 1HR

Nether Stowey 1 mile. Taunton 11 miles. Bridgwater 8 miles.

- 5 acres of land
- Stabling & equestrian facilities
- Delightful gardens
- Wonderful views
- Peaceful private location
- 3 bedrooms & 2 bathrooms
- Bedroom 4/study
- 2 reception rooms

Guide price £695,000

Situation and amenities

Warren House is situated at the end of a sweeping driveway, which leads from a no through road to a beautifully idyllic rural, yet accessible location. Warren House is situated on the Quantock Hills, the first Area of Outstanding Natural Beauty in the country and benefits from miles of footpaths and bridleways ideal for those with walking, riding and mountain biking interests. The property is situated close to the highly popular village of Over Stowey with a parish Church and village hall. The larger village of Nether Stowey is within one and a half miles and offers a good range of local facilities and amenities including a medical centre, shop, library, primary school, village hall, public houses and a garage. The market town of Bridgwater offers a further range of facilities and has a motorway junction. Taunton, the County Town, provides a comprehensive range of recreational, scholastic and shopping facilities as well as a mainline railway station and a M5 motorway interchange.

Description

Warren House is a delightful period property, which benefits from a stunning elevated location on the Quantock Hills. The property has superb views over open countryside, towards the Bristol Channel, Wales and the Mendip Hills and the house provides direct access to the Quantock Hills. The house is accessed via a long sweeping driveway, which leads to the property and its land. The gardens and buildings that surround the property enhance it greatly and it is a fantastic opportunity for prospective purchasers to buy an idyllic rural, yet accessible, property.

Accommodation

A door leads into the entrance porch and further to the entrance hallway where stairs rise to the first floor. There is a downstairs shower room



A wonderfully private house enjoying lovely views, direct access onto the Quantock Hills, stabling, outbuildings and 5 acres.





with shower cubicle, wash hand basin and low level WC. The dual aspect study has a fireplace with timber surround and mantel piece. From the hall, a door leads into the sitting room, which is dual aspect and enjoys sweeping views over open countryside towards the Bristol Channel as well as lovely views over the garden. The sitting room is centred on an open fireplace with a brick surround. The kitchen comprises a range of high and low level units and links via a serving hatch through to the dining room. It would be possible with not too much difficulty to knock through to the dining room to create a substantial living space. The dining room currently has a door to the outside, a window with lovely views and is a pleasant light room. From the kitchen there is a door into the utility room and a further door to the outside. The utility room has a range of kitchen units and houses the boiler.

On the first floor there is a large landing and access to the three bedrooms. The master bedroom has an en suite shower room with low level WC and wash hand basin and there is a further family bathroom with low level WC, panelled bath and wash hand basin. All the bedrooms enjoy fantastic views over open countryside.

Outside

The sweeping driveway leads over a cattle grid to the gardens and land of Warren House. There is ample parking and large expanses of lawn with some impressive specimen trees. Double timber gates lead through to the front of the house. The gardens surround the property and lovely areas of lawn interspersed with shaped flower and shrub borders and benefitting from many wonderful trees. There are a number of areas to sit out in various places of the garden and paths lead through the gardens providing easy access to each section.

The driveway of the property sweeps past the house and up towards the large parking area where there is access to the range of outbuildings. The outbuildings include a workshop, a garage, three stables in a block with an adjoining single garage as well as a modern block of stables comprising two modern stables with a tack room, dog kennel, food store and open fronted hay store.

Immediately adjoining the stables and the turnout area is the main access to the land. The land is level or gently sloping permanent pasture and borders straight up to the woods on the top of the Quantock Hills. The land is divided into convenient sized enclosures for ease of management and offers a wonderful opportunity for those with an equestrian interest.

Directions

There are a number of ways to get to Warren House but the quickest from Taunton is to take Kingston Road north, through Kingston St Mary, up Buncombe Hill and continue straight over the crossroads signposted to Nether Stowey. Proceed through the hamlet of Plainsfield and at Marshmills Crossroads turn left signposted Ranscombe, Over Stowey and Crowcombe. Follow the road through the village of Over Stowey and at Bincombe Cross continue just past the green triangle then turn right up a no through road. Follow this lane passing a cottage on the left and continue down the hill where a track on the left hand side leads up to Warren House. If you reach a large barn conversation you have gone too far.

