



Aplens

Stoke St Mary, Taunton, Somerset, TA3 5BZ

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A delightful Grade II Listed five bedroom village house with self-contained cottage, tennis court, swimming pool and extensive garaging, set in beautiful and secluded gardens and grounds of about 2½ acres

Taunton 3 miles Exeter 35 miles Bristol 45 miles

Price Guide £900,000

- 5 bedroom Period House
- 2 Bedroom Cottage
- Swimming Pool
- Tennis Court
- Garage/Workshop for 4 cars
- Garaging for a further 3 cars
- Outbuildings and Further Garaging
- 2.5 Acres of Landscaped Gardens
- Edge of village Location with views





The Property

This stunning Grade II Listed village house provides spacious five bedroom accommodation of immense charm and character that exhibits a wealth of features typical of its period, including inglenook fireplaces, exposed timbers and flagstone flooring. The house is believed to date from the 16th Century and was probably remodelled and enlarged during the Georgian period so that it includes features typical of that period, including an elegant galleried reception hall with balustraded staircase and polished handrail and a sash windows. The accommodation provides great flexibility as to use and the self-contained cottage could be incorporated into the accommodation if so required or alternatively used as offices for those wishing to work from home. The property enjoys a good orientation with the main rooms overlooking the private gardens which enjoy a south westerly aspect. The gardens have been well maintained by the current owners who have been in residence for some 34 years and during that time they have constructed a tennis court and swimming pool. The gardens afford the house a wonderful setting and a good deal of privacy. There is also extensive garaging, including a double and single garage, with a further detached workshop/garage with space for four cars.

In summary, the accommodation comprises:

Entrance Porch with original oak and studded front entrance door opening into a particularly spacious

Galleried Reception Hall with balustraded staircase to the first floor with polished hand rail. A further oak studded door opens through to the rear garden

Drawing Room, an elegant and well-proportioned double aspect reception room with French doors opening to the rear garden. A room of immense character with open inglenook fireplace, part timber panelled walls with built-in shelving (former doorway through to cottage), exposed ceiling timbers

Sitting Room, another double aspect room with sash windows on the front and rear elevations with original shutters, cross beamed ceiling, inglenook fireplace with deep shelved recess to one side, panelled walls to dado rail height

Dining Room, another room of immense character with inglenook fireplace with inset woodburning stove, windows on two aspects

Rear Entrance Hall with wide doorway to rear terrace, secondary staircase to first floor



Guest Cloakroom with white low level w.c., vanity basin with cupboards below

Utility Room with oak fronted base units with work surfaces over, with inset stainless steel sink, space and plumbing for automatic washing machine and tumble dryer, exposed ceiling timbers. This part of the house is probably the oldest part of property, is of immense character and a lovely original Mullion window overlooks the rear garden

From the rear hall, double doors open through to the

Kitchen/Breakfast Room beautifully fitted and divided into kitchen and dining areas, with the kitchen being fitted with a range of limed oak units with granite work surfaces forming a breakfast bar, inset one and a half bowl stainless sink, brick arched recess with a blue two oven oil fired Aga, a further inset Gaggenau hob, built-in dishwasher and microwave/combination oven and built-in fridge. Amtico flooring throughout continuing through to the dining area with French doors opening onto the rear terrace. This room has a vaulted ceiling with built-in shelved larder/freezer room. A ladder style staircase gives access to a hobbies/study area over. A further door from the dining area opens through to a rear entrance porch with built-in cupboards

First Floor

The landing runs along the front of the property, with built-in airing cupboard with factory insulated hot water cylinder and slatted shelving, five windows, affording an attractive outlook over the garden, tennis court and woods beyond. Starting from the north end of the property, the rooms are described as follows:

Bedroom 1/Snooker Room, a large double aspect room, currently home to a full sized snooker table but providing the potential to be utilised as a bedroom or possible incorporated into the cottage below (subject to any necessary consents)

Bathroom/Shower Room/Sauna with white suite comprising bath inset into a tiled surround, pedestal wash hand basin and close coupled w.c., Nordic sauna, double shower enclosure, airing cupboard with factory insulated hot water cylinder

Bedroom 2 with built-in wardrobes

Bedroom 3 with a wealth of exposed ceiling timbers, stone faced fireplace with beam over.

Bedroom 4 utilised as the main bedroom with a wealth of built-in wardrobes, shelving and dressing table, window seat affording attractive views over the garden and the village. Door to









Rear Landing, further built-in airing cupboard with factory insulated hot water cylinder and shelving and door to

Bedroom 5, also approached from the Main Landing, with fitted shelving, under eaves storage cupboards

Bathroom 2 with Jacuzzi bath, double shower enclosure, vanity basin with cupboards below, close coupled w.c., wealth of exposed ceiling timbers

Aplens Cottage

The current owners have successfully let this property through Country Cottages over a number of years and it provides the following accommodation:

Entrance Hall with large walk-in shelved store cupboard

Sitting Room with open fireplace with timber mantel over

Kitchen with a range of oak fronted base and wall mounted units with roll top work surfaces, with inset single bowl single drainer stainless steel sink unit, inset four ring Hygena electric hob with cooker hood over, built-in Hygena electric oven, space for automatic washing machine, space for fridge, airing cupboard housing the factory insulated hot water cylinder with immersion heater and shelving

Bedroom 1 with window overlooking the front garden and tennis court

Bedroom 2 also on the front elevation

Bathroom/Shower Room with white suite comprising panelled bath with separate shower unit over, pedestal wash hand basin, close coupled w.c.

The Snooker Room is situated above the cottage and therefore (subject to the necessary consents) provides the potential to incorporate it into the cottage if larger accommodation is required

Gardens and Grounds

The gardens and grounds at Aplens are a stunning feature of the property and provide it with a wonderful setting and a high level of privacy. The current owners have been in residence for some 34 years and during that time they have created a stunning garden, stocked with an abundance of specimen shrubs and trees. The property is approached from the lane over a tarmacadammed driveway, giving access to a parking and turning area adjacent to the property.



The property is offered with an excellent range of garaging, including a detached double garage with electric roller door, further single garage again with roller door, whilst a tree lined avenue of horse chestnuts gives access to a four car garage and workshop. This is specially equipped for maintenance and restoration of cars and now provides an excellent facility for all car enthusiasts. There is a heating system, dehumidifier and a four post hydraulic lift, with ample storage including a loft area. Subject to any necessary consents, this building provides the potential to create a further annexe if so required.

The driveway is flanked by mature shrub borders with numerous specimen trees with lawn beyond, again interspersed and planted with numerous specimen shrubs and trees. Within this area of the garden there is a tennis court and heated swimming pool. The pool has a paved surround with a summerhouse and affords lovely views over the garden. This area of garden adjoins woodland (not owned) which provides a wonderful backdrop to the property.

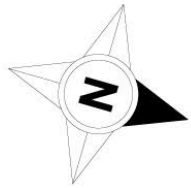
The rear gardens provide a wonderful south westerly aspect and are fully enclosed by mature hedging and afford the gardens a high level of privacy. There are wonderful views towards the church and glimpsed views towards the Blackdown Hills. This garden is a huge credit to the current owners, laid predominantly to lawn with inset flower and shrub borders together with numerous specimen trees. A paved pathway/terrace runs adjacent to the property, affording a number of attractive sitting/dining out areas. The elevation of the house is enhanced by a Wisteria, Fig Tree, Magnolia and climbing Hydrangea. Situated in the garden are a number of useful outbuildings, including a thatched potting shed/store, further mower shed and timber framed greenhouse

Situation

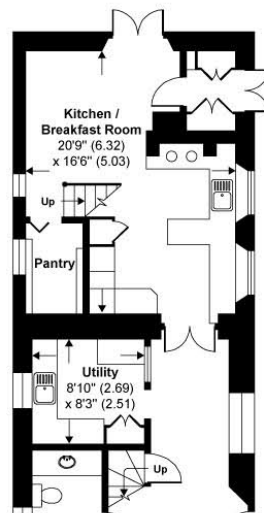
Aplens enjoys a particularly attractive location in the centre of this sought after village, adjacent to the church and within walking distance of all the village amenities. Stoke St Mary is a particularly active village with many local clubs, organisations and in addition to the pub and church, there is a village hall, whilst the nearby village of Thurlbear has a highly regarded primary school. Stoke St Mary lies at the foot of the Blackdown Hills which have been designated an area of outstanding natural beauty and they provide miles of footpaths and bridleways, ideal for those with walking and riding interests. Whilst enjoying a semi-rural location, the property is by no way remotely situated as Taunton is some 3 miles away, whilst Junction 25 of the M5 Motorway is also a similar distance. Alternatively, the A358 provides convenient access to the A303 to the south at Ilminster, giving alternative access to London or further into the West Country. Taunton has a main line railway station with links to London Paddington, taking approximately 1 hour 45 minutes on selected fast trains. The international airports of Exeter and Bristol are also within an hour's drive. Taunton, the County Town of Somerset has an excellent shopping centre with many well-known high street stores, with highly regarded schools in both the state and private sectors.



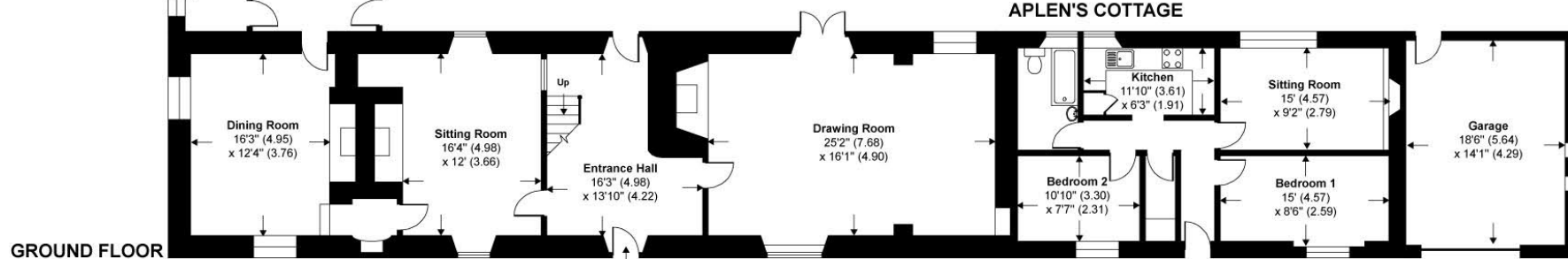
Aplens, Stoke St. Mary, Taunton, TA3



Denotes restricted head height



FIRST FLOOR



GROUND FLOOR

APLEN'S COTTAGE

TOTAL GROSS INTERNAL FLOOR AREA 5750 SQ FT 534.2 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT / VAULTED CEILING / VOID & INCLUDES APLEN'S COTTAGE)

MAIN HOUSE INTERNAL FLOOR AREA 4500 SQ FT 418.1 SQ METRES

GARAGES INTERNAL FLOOR AREA 1250 SQ FT 116.1 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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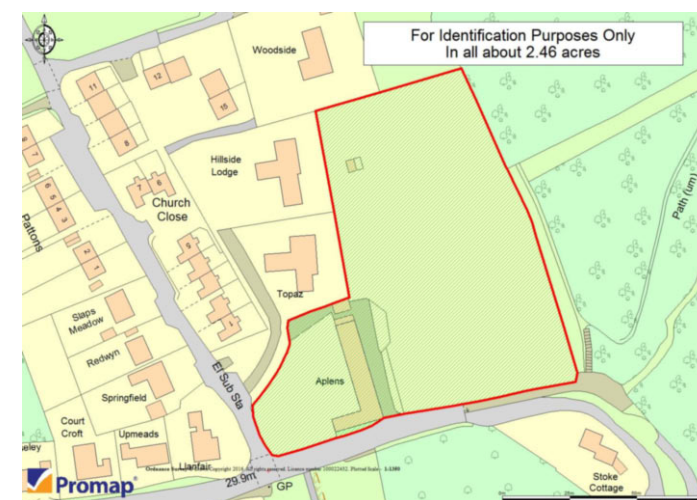


Directions

From the centre of Taunton, proceed out of the town along South Road on the B3170. Continue past King's College and take the first turning on the left into Stoke Road. At the T junction turn right and take the first turning on the left into Dowsland Way. Continue out of Taunton, proceeding over the motorway and into the village of Stoke St Mary. Follow the road, passing the pub on your right hand side and as the road turns sharp left, continue straight ahead towards the church where the entrance to Aplens will be found on the left hand side.

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