



Royston Water, Churchinford, Taunton, Somerset

Guide Price
£1,150,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

Tranquillity. Quality. Income. A multi-faceted, award-winning property of great style and character offering a myriad of options whether you need a permanent residence, a second home with income opportunities, or space for several generations. It is nestled in a partly wooded valley within a plot of 1.07 acres (0.43 hectares) and adjoins a picturesque nature reserve.

**Royston Water,
Churchinford,
Taunton,
Somerset,
TA3 7EF**

- With an Area of Outstanding Natural Beauty (National Landscape)
- Substantial Character Residence with Detached Annexe
 - Adjoining Picturesque Nature Reserve
 - Currently successfully let as self-catering accommodation
 - Main house:
 - 4 / 5 Bedrooms including stunning master suite
 - 2 / 3 Receptions including optional GF bedroom suite
 - Oak framed Kitchen / Living Space, Utility, Cloakroom
 - Sauna, Hot Tub, Parking, Gardens and Copse / Woodland
 - Detached Annexe / Cottage with en suite bedroom

Viewing strictly by appointment
Symonds & Sampson
01460 200790





The Property

Completely renovated by BlackOak Ltd from 2017-2020, this property won the prestigious “Best Renovation” category for The Daily Telegraph Homebuilding and Renovating Awards 2020. A video diary of the renovation is available online, documenting the transformation and allowing a prospective new owner a unique insight into the entire project.

Otterhead House and the Old Chicken House annexe are nestled in a partly wooded valley with a plot of 1.07 acres (0.43 hectares). The main house is currently let as a holiday let and can sleep 10 - 14, generating around £125k income over the 2021 – 2022 year but it would equally make a fine permanent residence. The Chicken House has also generated around £3000-£4000 per month recently, let at a competitive rate (allowing for the fact that the main house is also let separately) but may generate a higher level of income if the main house was used as a home. It would also be a lovely annexe for those who need separate space for family members or housekeepers / carers. The vendor is also very happy to consider offers for the whole (including chattels) if a buyer is looking for a “turn-key” home that can start earning income immediately. There is no onward chain making a quick transaction entirely possible. The property is not listed and this may give a new owner more flexibility in terms of any future development.



Otterhead House

The house is set in a south facing position overlooking its gardens and enjoying fine views across woodland and countryside. Formerly a thatched farmworker's cottage for the estate, the house has not only been extensively remodelled and renovated but has also been significantly extended to the front by way of an oak framed and glazed addition adding light and space to both the ground and first floor accommodation. You enter this superb extension from the front with travertine flooring and floor to ceiling windows making the most of the outlook. Extra doors allowing you to spill out on the terrace and gardens in fine weather. The kitchen is fitted with a stylish deep blue bespoke solid wood units, brass worktops and Belfast sink. The central island has oak worktops and offers space for more informal dining at the breakfast bar. The kitchen is fitted with integrated electric hob and oven, dishwasher and fridge. Recessed downlighters and vintage style fittings marry the period and contemporary styles perfectly throughout the property. The kitchen opens-up into what is

currently used as a generous dining space seating up to fourteen. However, as a family home a table would easily fit in the oak extension opening the possibility of using the current dining space as a further living area. A bespoke oak and glass staircase leads to the first floor. Adjoining the kitchen is a superb utility / boot room. There's an easily accessible storage / pantry cupboard and further units with oak worktops and a handy second sink. It also houses space for both your washing machine and tumble dryer. The travertine floor flows through this room and into the rear lobby where there's further space to discreetly tuck away a fridge freezer, and a downstairs cloakroom.

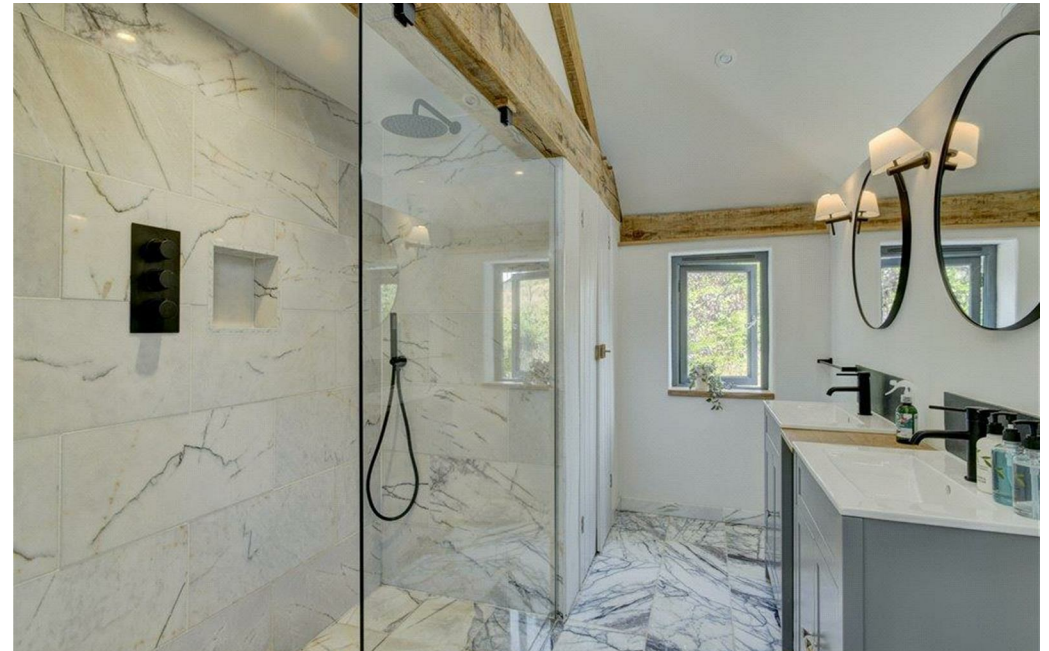
From the dining area, a door opens through into what is currently used as a cinema room but this would be a cosy sitting room for a family, with inglenook fireplace including wood burner. Beyond, a generous ground floor room with en suite shower gives you the option of single level living but would equally be a great family / play-room. The ground floor en suite is beautifully fitted as you would expect with

double shower, vanity wash hand basin and low-level WC. Adjoining is a walk-in store room, useful as a laundry store. Sun tubes have been added to the first-floor landing to let in plenty of natural light and further oak latch doors open to all rooms. The master suite is simply beautiful. With its open vaulted ceiling, wrap around windows and Juliette balcony its very much a room to treat as your own little sanctuary, the stylish en suite discreetly hidden behind a curtain wall and tiled in marble with "his and hers" sinks, walk-in shower and separate WC area. The smaller double room has dual access from the landing or the master bedroom, making it the perfect dressing room or nursery. Across the landing is a generous family bathroom finished in slate and mosaic tiling, with walk-in shower and freestanding bath.

There are two further generous kingsize rooms both with lovely views over the garden and countryside.

The Old Chicken House

Just the right amount of modern luxury tempered by plenty of





rustic quirkiness! Located behind the main house with a decking area to the front, this is a brilliant and unique conversion of a former chicken house, which effectively meant a complete replacement of the structure with an oak-framed self-contained single-storey cottage. A reclaimed brick floor throughout gives a hardwearing but characterful touch, and this is echoed in the open-plan living room / kitchen with the use of galvanised and reclaimed materials. A wood-burner sits in one corner of the room, with an open vaulted ceiling and oak framed picture windows on the south side. Bespoke hand-built kitchen units include a hammered copper sink, housing for a microwave, industrial style cooker hood, integrated fridge and washing machine. Sensible modern touches include USB charging to the power points. An oak door leads through to the generous double bedroom with recessed downlighters. To one corner is a store room with manifold for the underfloor heating. The en suite shower room has been lovingly crafted from antique and repurposed enamel, timber and copper elements combined with modern fittings for durability and convenience.

Outside

Approaching the property from the quiet country lane, you proceed over a small bridge onto the private gravelled drive providing parking to the front and side of the house. The gardens to the front are very private and enjoy a south-westerly aspect with a more formal area of garden to one side including Ferns, Rhus Typhina, Gunnera and evergreen shrubs. A stone wall separates this from an area planted as wildflower meadow with smaller mixed woodland area giving privacy from the lanes. The gardens also include stone outbuildings, one being an open-faced summerhouse which adjoins a gravelled BBQ / Firepit area. There are also further stone storage sheds. A substantial sun-terrace with oak sleeper edging extends across the front of the main house currently accommodates a hot tub and sauna. To this side, a path leads up steps behind the main house to the Chicken House, through another section of wildflower meadow to the substantial timber decking area. Further steps lead up to a top terrace with wood-fired hot tub. Beyond the Chicken House are further grounds mostly of oak woodland.



Situation

Set in the idyllic Blackdown Hills "Area of Outstanding Natural Beauty" Otterhead House adjoins the Otterhead Lakes Nature Reserve, on the site of the former Victorian estate offering walks around the woodlands and lakes and opportunities for fishing. The location really is idyllic with hardly a sound to be heard but birdsong. Yet, just 2.8 miles from the A303 and 9 miles to Junction 26 of the M5 it's surprisingly accessible too.

There are miles of footpaths and bridleways for you to discover. The village of Bishopswood has a well-respected Pub / Restaurant (The Candlelight Inn) The county town of Taunton lies just 7.5 miles to the north. Taunton has a wide range of shopping, recreational and scholastic facilities will be found including several noted public schools, the junction 25 M5 interchange and fast rail link to London Paddington. Alternatively, the pretty market towns of Honiton and Ilminster offer a good range of facilities. The beautiful Jurassic coastline, including Lyme Regis and Sidmouth lie only c.15 miles to the south, perfect for day trips or summer evening fish and chips by the sea.

Council Tax
Somerset Council
Main House Currently Business Rated
The Old Chicken House – Band A

Services
Mains water, private drainage via sewage treatment plant.
Oil fired central heating via two separate boilers.
Ground floor underfloor heating in both properties.

Ofcom.org.uk suggests that Ultrafast broadband is available to Otterhead House itself. Also, that mobile signal indoors may be restricted to the EE network only, although outdoors coverage should be available from all four major providers.

Solar PV panels have been installed on the south elevations of the properties during 2022 and since the photographs were taken. The photographs were taken in September 2022. However, unless a buyer expresses an interest in keeping the solar panels, the vendor is happy to remove these at his own expense and make good. A photograph of the solar panels in situ can be provided upon request.

Tenure
Freehold

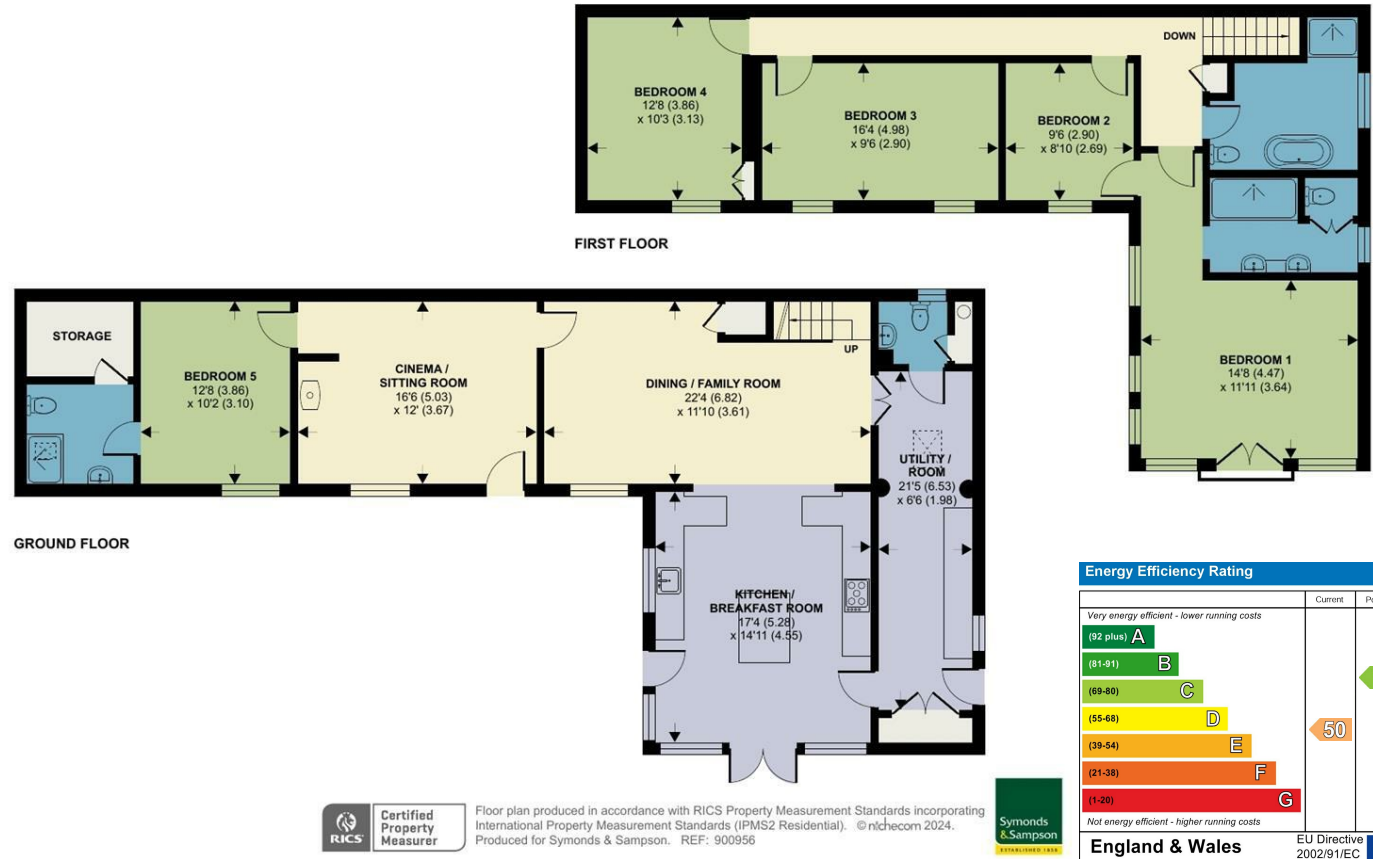
Property Information
Situating within a designated area of Outstanding Natural Beauty (now known as a National Landscape).

Directions
<https://what3words.com/corals.shadowing.fruits> From the east on Royston Road, Churchinford. After about 2.7 miles turn right by the signpost up the wooded lane. Drive uphill for about 150 yards and PASS the driveway on the right, parking about 30 yards further up nearest The Old Chicken House.

ILM/KJS/02/05/2024

Royston Water, Churchinford, Taunton

Approximate Area = 2150 sq ft / 199.7 sq m
For identification only - Not to scale



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