



Woodhill, Stoke St. Gregory, Taunton

Guide Price
£600,000
Freehold

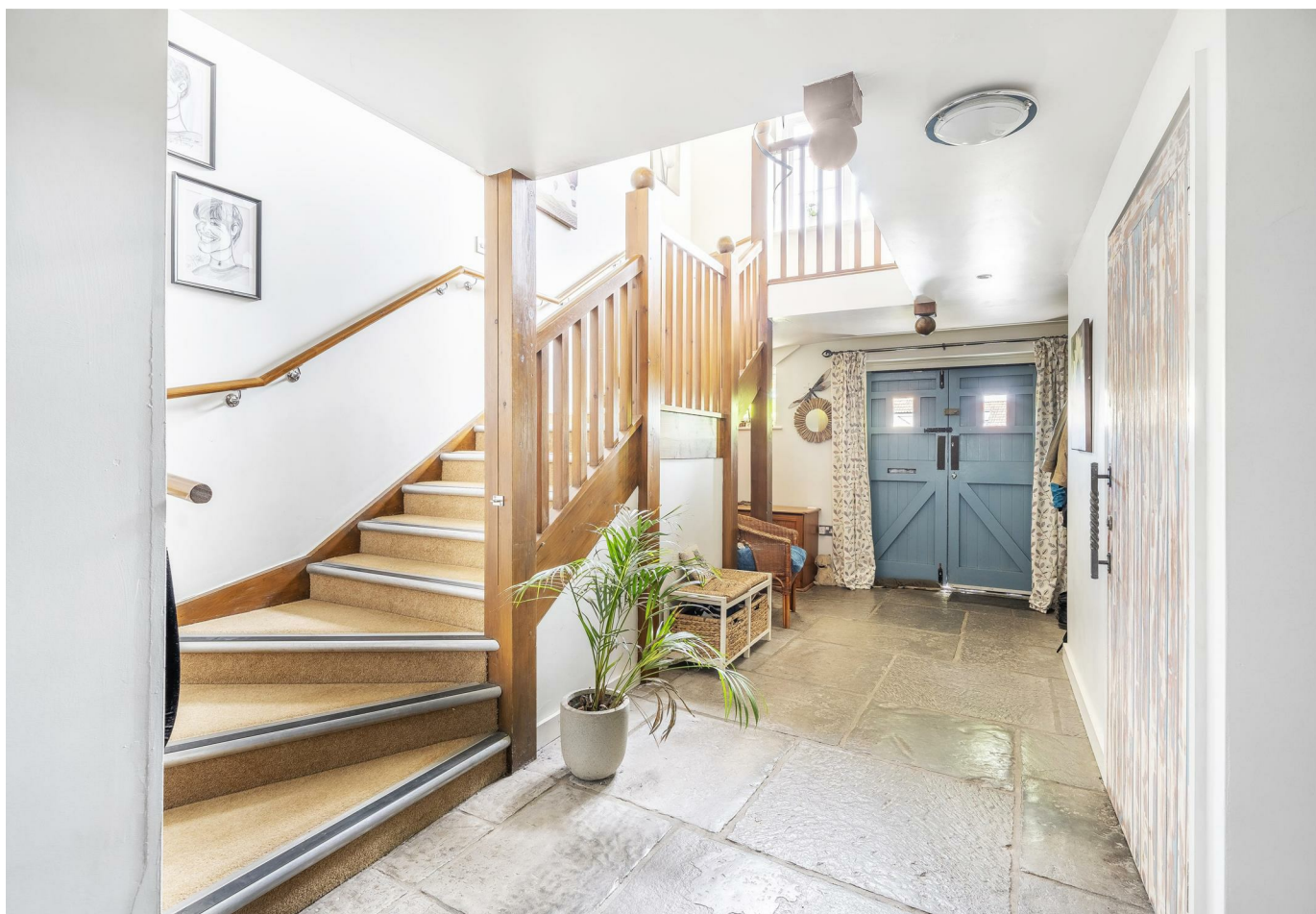
**Symonds
& Sampson**
ESTABLISHED 1858

Taking sociable living to a whole new level, this detached period home offers spacious, flexible and characterful living spaces, alongside an accessible ground floor. Perfect for both income generation or those with dependent relatives.

The Old Rose & Crown, Woodhill, Stoke St. Gregory, Taunton, TA3 6EW

- Substantial, extended period property
- Exceptionally spacious accommodation throughout
- Existing two bedroom annexe plus scope for further self-contained annexe
 - Accessible entrance with ramp and wide access
- Optional 1 / 2 ground floor bedrooms off main living space
- Ground floor shower room, utility, accessible WC, store and boiler room
- Exceptional open-plan kitchen / breakfast room, pantry
 - Snug, Sitting Room, Family Room, Dining Room
- Scope to create larger gardens, set in total of 0.23 acre plot
- Ample parking, stores and courtyard style gardens

Viewing strictly by appointment
Symonds & Sampson
01460 200790





The Property

This uniquely spacious and versatile period property presents a unique and enticing opportunity. A former public house, it obtained planning permission in 2017 for conversion to a residential property prior to the current owners' purchase. It is perfect for those with extended family, dependent relatives, or anyone looking to generate a second income through B&B or holiday letting with multiple options in that regard both on the ground floor and first floor. This property combines charm, character, and contemporary elements, making it a truly special place to call home even for the largest of families.

The internal accommodation is both spacious and accessible with a real sense of style. Having been substantially rebuilt and extended some years ago it now blends contemporary design with its period origins. If accessibility is important to you a paved ramp leads through the sun terrace to the wide front entrance, leading into an impressive vaulted entrance hall with galleried landing above and there is also an accessible WC / cloakroom on the ground floor. To one side, there is a further laundry / utility room and ground floor shower room. The option of a large ground floor bedroom adds to the versatility of the living space, and there is a further spacious study / home office adjoining. Adjacent to the ground floor bedroom is a further lobby area with walk-in store and separate boiler room, also providing a secondary access to the front of the property.



Character features abound the ground floor, with flagstone effect solid floors, oak beams, and charming inglenooks adding to the property's appeal. The original well makes a fabulous talking point inside, covered with safety glass and lit from within. The main living space flows seamlessly together, married by the flagstone and oak floors, and traditional features such as timber partitions. At the front is a lovely snug area, leading through to a sitting room with inglenook and wood-burner, and further spacious open plan family room with inglenook seating area adjoining the spacious kitchen / breakfast area. This has been incorporated from the former bar area and is a light and bright space with overhead natural light, bespoke timber and glass shelving, timber and granite worktops and a range of modern fitted units incorporating a range cooker, space for an upright fridge freezer, and integrated dishwasher. Beyond is a useful rear pantry with additional space for your own shelving and freezers etc.

Beyond the open plan kitchen / family area is a further

substantial dining area with room for even the largest of dining tables. Its vaulted ceiling and velux windows adding to the feeling of space. The adjoining two-bedroom annexe has been successfully let to provide additional income. This space can be seamlessly incorporated into the main accommodation or maintained as a self-contained unit, offering further flexibility. There are two bedrooms including one double and one with built-in bunk beds. Next to these are a living space with fitted kitchenette, and rear lobby with shower room. The annexe also benefits from its own adjoining sunny courtyard area, perfect as an outdoor space for guests, with room for a small bistro set.

First Floor

On the first floor of the main house, the impressive galleried landing leads through a fire door to an inner landing where there are three en suite bedrooms, each offering comfort and privacy, ideal for older children. One also has a walk-through dressing area / wardrobe. A fourth L-shaped room presents the possibility of conversion into a first-floor

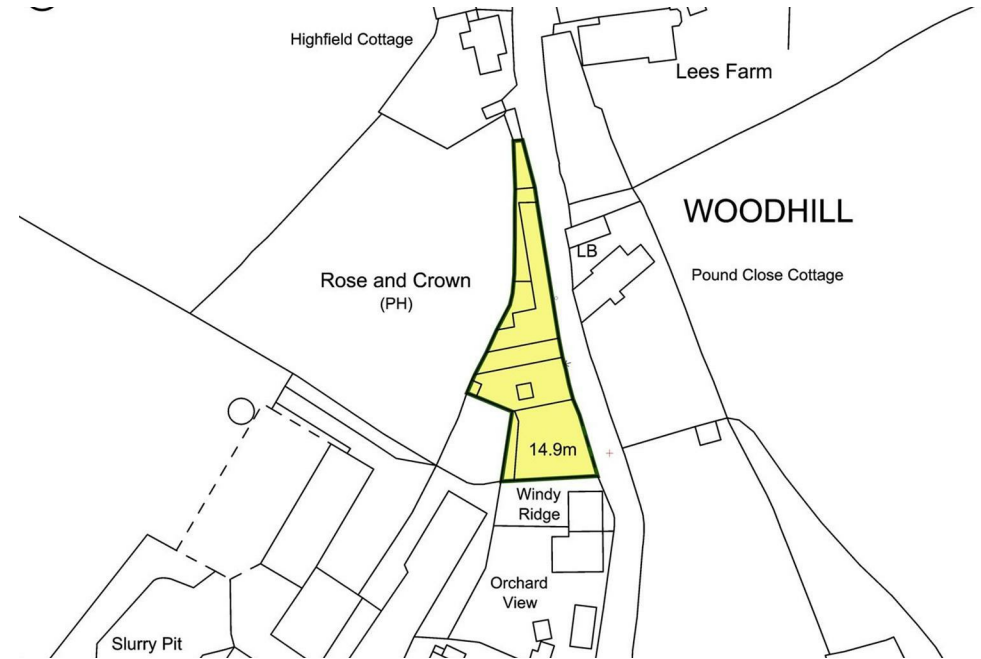
kitchenette or living space if desired, adding yet another layer of adaptability to the property by way of creating letting rooms, a staff flat or another annexe.

With its blend of quirky contemporary elements and period features, this property is both charming and practical. Whether you are seeking a home for multi-generational living, looking to generate rental income, or considering a venture into the Bed & Breakfast business, this property provides the ideal setting and offering a lifestyle that is both unique and fulfilling.

Outside

Set within a 0.23-acre plot, the property boasts a large parking and turning area, ensuring ample space for multiple vehicles. The frontage offers scope for redesign, allowing for the creation of a larger garden area while still retaining sufficient parking, although the current large sun terrace across the front has been nicely designed with paving, vine clad arbour and undercover seating area. Additionally, there





are other sunny courtyard areas on the south and west side of the property, as well as adjoining the self-contained annexe. To the front of the property a former refrigerated storage container (no longer in working order) provides useful extra storage space but could be dismantled if a new owner wanted to create more garden space and incorporate the small yard area beyond.

Situation

The area of Woodhill lies along a beautiful country lane within a short walking distance of the village centre of Stoke St Gregory, close to the edge of the Somerset Levels.

The local amenities lie within a 10 minute walk and include a community owned shop / cafe and pub, primary school, churches, primary school, tennis courts and village hall. North Curry lies less than 2.5 miles away and has further facilities, including a health centre and hairdressers. The County town of Taunton is nine miles away and offers an extensive range of shopping, education, sporting and

cultural facilities along with access to the M5 motorway at junction 25. Taunton also has a mainline railway link to London Paddington.

Services

Mains electricity, water and drainage are connected.

Superfast broadband is available. Whilst a mobile signal is likely to be available outdoors from all four major providers, indoors you may be more restricted and are most likely to get a voice signal from O2.

The vendors also inform us that there is an EV charging point.

Tenure

Freehold

Council Tax

Main House - Somerset Council Band F
Annexe - Somerset Council Band A

Property Information

There is an easement in place for the telegraph pole for which the National Grid pays the property a nominal sum each year. The property contributes a nominal sum to the Parrett Internal Drainage Board each year. Please contact the office for further information.

Please note, buyers wishing to continue with the sub-letting of the annexe (as opposed to using the area for residential / family use only) will need to check with their respective mortgage lender to ensure they are content with the annexe (or any other element of the property) being used for income generation or whether a specialist lender will be required.

Directions

From Ilminster, proceed on the A358 towards Taunton and turn right at the Thornfalcon traffic lights, bearing immediately left towards North Curry. Proceed through North Curry and Meare Green, turning right towards Stoke St Gregory on Willey Road. At the T-junction turn left and then immediately right, passing the church on your right hand side and staying on this road into the hamlet of Woodhill. The property can be found on the left hand side as indicated by our for sale board.

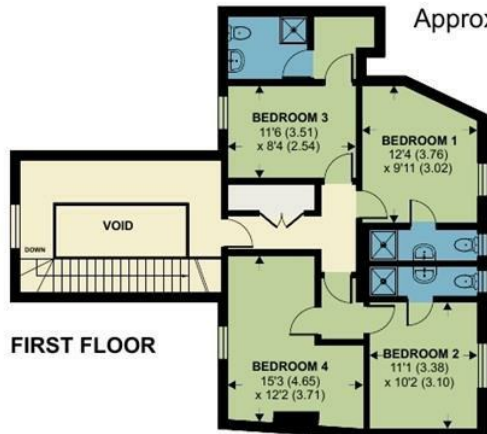
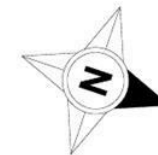
Woodhill, Stoke St. Gregory, Taunton

Approximate Area = 3526 sq ft / 327.5 sq m (excludes void)

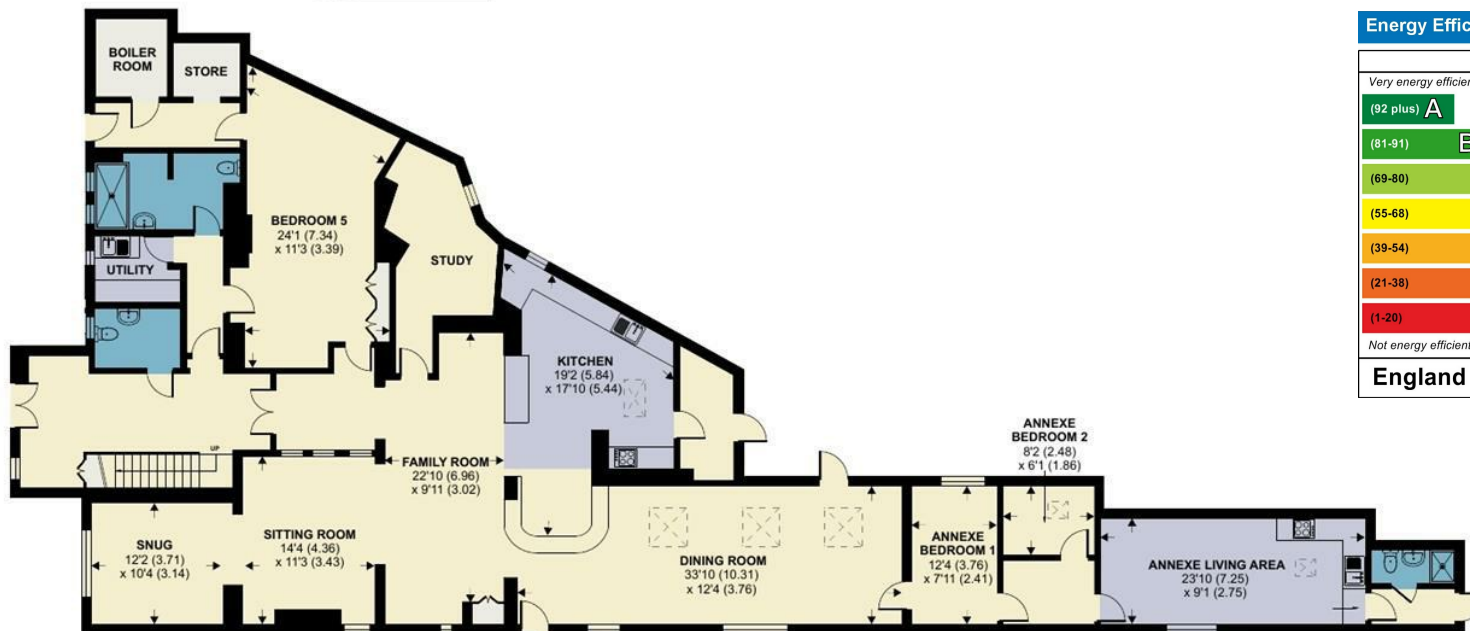
Outbuilding = 484 sq ft / 44.9 sq m

Total = 4010 sq ft / 372.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

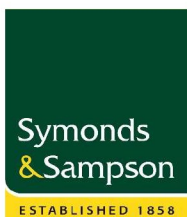
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			71
(55-68) D		41	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2024. Produced for Symonds & Sampson. REF: 1150702



ILM/KJS/05/07/2024



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