



## Tower View

Winpenny Lane, Kingston St Mary, Taunton, Somerset, TA2 8JP

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ESTATE AGENTS



A well presented and particularly spacious multi-generational detached property offering a 4 bedroom family home with an attached self-contained 2 bedroom annexe, occupying a delightful tucked away location in the centre of this sought after Quantock Hills village



#### Key features

- Well designed and well presented multi-generational family home
- Principal home with 4 bedrooms, 2 bath/shower rooms and 2 reception rooms
- Self-contained 2 bedroom annexe ideal for a dependant relative or providing excellent income opportunities
- Total accommodation of about 2,709 Square feet.
- Gas central heating and double glazing
- South-east facing rear garden. Large driveway with ample parking and double garage. Separate annexe parking area.
- Enjoying a delightful tucked away location in the centre of this sought after Quantock Hills village
- No onward chain

#### Services

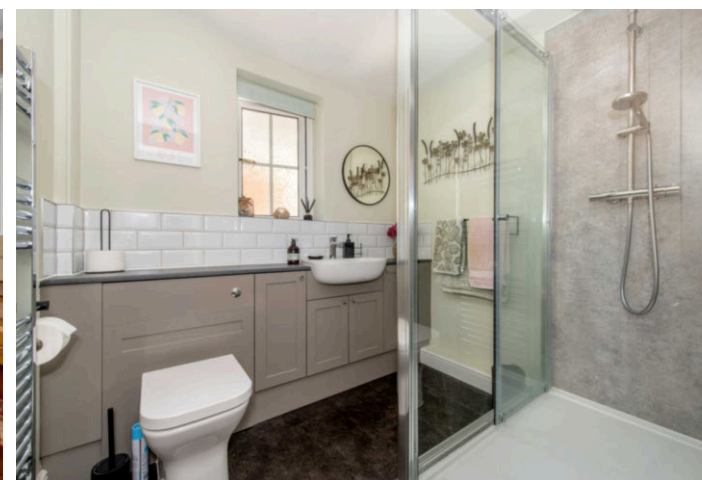
All mains services connected. Gas central heating

#### EPC rating

Main house Band C (76) Annexe Band C (73)

#### Council tax

Main house Band E. Annexe Band B







## The property

Built in the early 1990's this spacious and individual detached family home offers a rare opportunity for those looking for a multi-generational home in a stunning village setting. The main house offers spacious and flexible 4 bedroom accommodation of 1865 sq ft and the attached 2 bedroom annexe extends to about 844 sq ft. Whilst perfect for multi-generational living, or for those looking for a property with income potential, it would be relatively easy to adapt the accommodation to provide one particularly spacious family home. The property is well presented, is double glazed and has gas central heating with 2 recently installed combination boilers. The outside space is thoughtfully configured to provide each property with its own parking and garden/patio areas, with the rear garden of the main house enjoying a wonderful south-easterly aspect. The location is particularly attractive, being situated in a no-through lane, just off the centre of this sought after village.

## The accommodation - Main house

This spacious 4 bedroom property offers flexible, light and airy accommodation. The sitting room



enjoys a wonderful triple aspect with double doors opening to the south-easterly facing terrace. The kitchen/dining room also enjoys a double aspect with double doors opening to an area of decking, ideal for al fresco dining. The utility room has a door to the rear garden. In addition to the sitting room, there are 2 further reception rooms and one is currently utilised as a ground floor bedroom which when used with the ground floor shower room, is ideal for those wishing to live on one level.

### First floor

The principal bedroom has lovely views towards the Church and has extensive built in wardrobes. There are 3 further bedrooms, and one is currently utilised as a study. The large landing also has a built in desk and cupboards and provides another 'work from home' area and also has lovely views towards the Church. The family bath/shower room is also well appointed and features a bath and separate shower cubicle.

### The Annexe

The annexe has its own separate entrance and parking area, which provides a good deal of separation from the main house, ideal for those









looking for a property with rental income. An entrance porch opens into the main living room with a triple aspect and double doors opening to the front garden. The kitchen/breakfast room has a good range of base and wall mounted units. Also on the ground floor is a shower room.

### First floor

On the first floor are 2 double bedrooms, both with built in wardrobes.

### Outside

The rear garden enjoys a wonderful south-easterly aspect and includes a paved terrace with steps descending to an area of lawn with flower and shrub borders. Large timber garden shed. To the front of the property is a further expanse of lawn and an area of decking which is approached directly from the kitchen/dining room. A wide driveway provides ample parking and gives access to the double garage. The annexe has its own area of paved garden and this opens onto a gravelled parking area for the annexe.

### Situation

The property enjoys a delightful tucked away location in a no-through lane situated away from the main village thoroughfare. As its name







implies, it enjoys views towards the village Church. The property enjoys a central village location, within easy walking distance of all amenities to be found in this sought after Quantock Hills village. These include include a primary school, pub, parish Church, village hall, playing field and garage. There is also a bus service into Taunton. The village lies at the foot of the Quantock Hills which have been designated an area of outstanding natural beauty and provide miles of footpaths and bridle ways ideal for those with walking and riding interests. Indeed, there are many footpaths leading directly from the village. The property offers the dual benefits of an attractive village setting, yet is only about 4 miles from the centre of Taunton and about 3 miles from the main line railway station. The preparatory school of Kings Hall is about a mile away and junction 25 of the M5 motorway is also readily accessible. Taunton, the county town, provides excellent shopping and leisure facilities, with a good range of schools, both in the state and independent sector, including Kings and Queens Colleges and Taunton School. Both Bristol and Exeter airports are also readily accessible, providing regular flights to Europe and the USA.

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Approximate Area = 1865 sq ft / 173.2 sq m

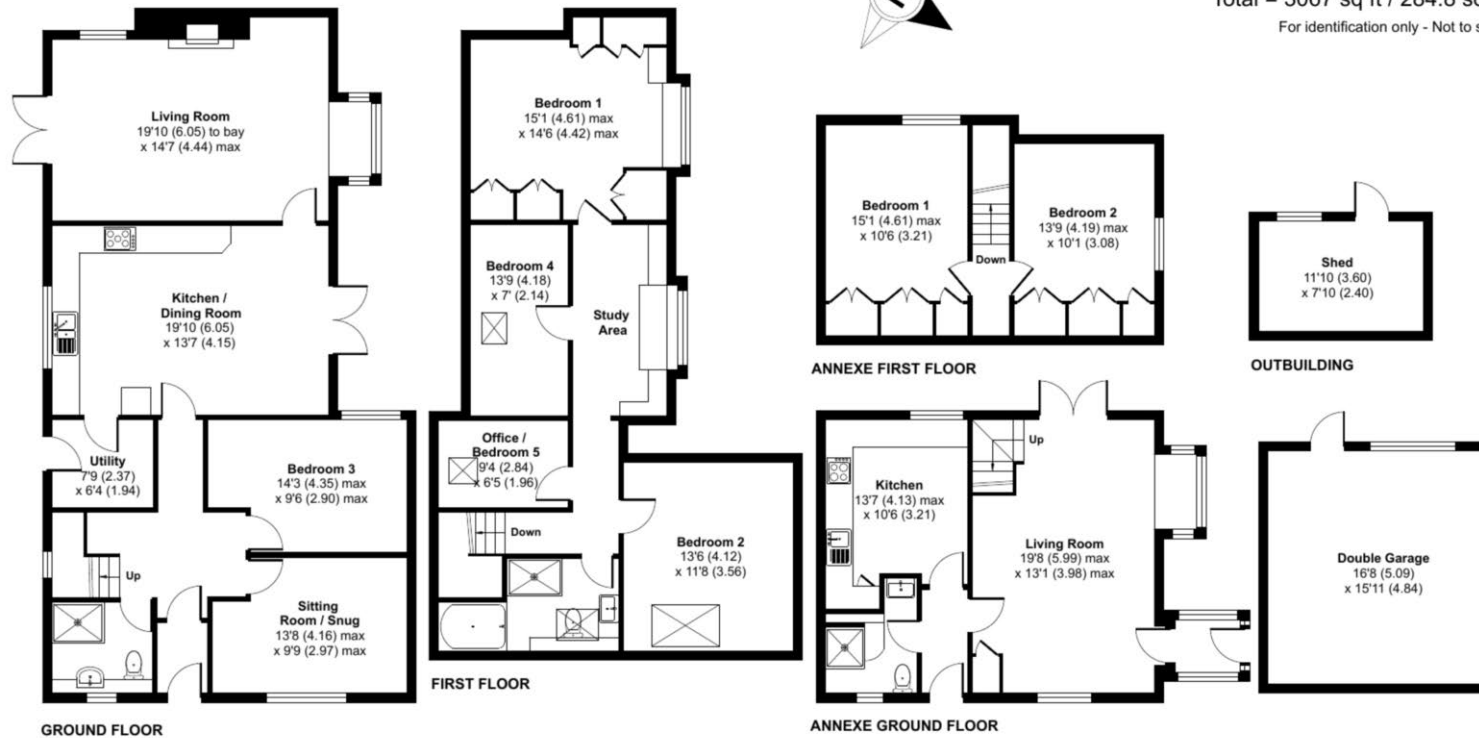
Annexe = 844 sq ft / 78.4 sq m

Garage = 265 sq ft / 24.6 sq m

Outbuilding = 93 sq ft / 8.6 sq m

Total = 3067 sq ft / 284.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for James Gray. REF: 1343431

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