



Over Stowey, Bridgwater, TA5 IHG

**Asking Price £799,950**

**Tamlyns**



## PROPERTY DESCRIPTION

White Horse Farm is an extremely impressive, detached six bedroom home situated in a wonderful position at the foot of the Quantock Hills, having been extensively extended and renovated throughout. Parking. EPC C

### Situation

Over Stowey is a hamlet that sits next to the village of Nether Stowey. Nether Stowey lies on the northern slopes of the Quantock Hills, which is designated as an area of outstanding natural beauty. This attractive, thriving and historic village is believed to date back to Anglo-Saxon times and indeed, features a mound, where once stood an 11th century Motte and Bailey castle. In more recent times it was home to the poet, Samuel Coleridge, from 1797-1800. During this time he wrote some of his most famous work, including Rime of the Ancient Mariner and Kubla Khan. Today, his former home is owned by the National Trust and open to the public.

In addition, there are a wide range of day-to-day facilities, including: a primary school, church, library, vets, hall, two stores – including a post office, two public houses, a hairdressers and butchers. The village lies approximately eight miles to the west of Bridgwater and ten miles to the north-west of Taunton. Both provide a wider range of amenities, as well as M5 motorway access and mainline rail links to the rest of the country.

### Local Authority

Sedgemoor District Council Council Tax Band: E  
Tenure: Freehold  
EPC Rating: C

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON  
THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01278 454500**

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# PROPERTY DESCRIPTION

White Horse Farm was formerly owned by the local council and sold to our clients during early 2020. Since that time, the property has benefited from a significant remodelling, extension and modernisation programme, and now provides an extremely spacious and impressive family home.

The main body of the extension is a two-storey wing, which on the ground floor provides a large living room, measuring approx. 30' x 15' (9.14 x 4.60), and on the first floor, two double bedrooms. One of which is the principal bedroom suite, with a dressing room, en-suite and floor to ceiling picture windows, which provide stunning, panoramic views over the abutting countryside and beyond. In addition to these, on the first floor, are four further bedrooms, one with an en-suite shower room, and a main family bathroom, featuring an attractive four-piece suite, including a freestanding bath on a raised plinth.

The ground floor provides a hall, off of which are the boiler and utility rooms, the latter with a w/c. The hall then leads into a large kitchen/dining room, fitted with range of bespoke units with shaker style fronts. As well as windows to both main aspects, there are double doors leading outside. From the kitchen, a door leads into an inner hall, which provides a 'snug' seating area, as well as leading into the aforementioned main living room. It also provides access to another reception/hobbies room. Stairs to the first floor rise from the inner hall. There is a half-landing, with a window seat, adjacent to a large picture window, offering a further vantage point from which the stunning views can be enjoyed from.

In addition, part of the property would make an ideal annexe, or holiday let, making it potentially suitable for those with dependent relatives, or those looking for an additional income stream. (Subject to obtaining the necessary consents).

White Horse Farm sits back from the road, within a plot of roughly three-quarters of an acre. There is a driveway and parking area, providing parking for several vehicles. To the rear, are outbuildings and stores, as well as a lower area of lawn partially enclosed by stone walling.

The property has been fitted with replacement UPVC double glazed windows and doors, a sewerage treatment plant, oil fired central heating system and hard-wired CCTV.

## Entrance Hall

### Boiler Room

6'9" x 8'3" (2.06 x 2.51)

### Utility Room/Cloakroom

6'9" x 8'3" (2.06 x 2.51)

### Kitchen/Diner

16'0" x 22'3" (4.88 x 6.78)

## Hallway

### Play/Hobbies Room

13'0" x 9'8" (3.96 x 2.95)

### Living Room

30'0" x 15'1" (9.14 x 4.60)

### Potential Annexe

16'8" x 10'10" (5.08 x 3.30)

### Shower Room

3'1" x 8'2" (0.94 x 2.49)

### Master bedroom

11'10" x 16'1" (3.61 x 4.90)

### En-suite

7'6" x 6'7" (2.29 x 2.01)

# PROPERTY DESCRIPTION

## **Bedroom Two**

9'7" × 15'8" (2.92 × 4.78)

## **Bedroom Three**

12'11" × 10'0" (3.94 × 3.05)

## **Bedroom Four**

11'8" × 7'0" (3.56 × 2.13)

## **Bedroom Five**

8'10" × 10'6" (2.69 × 3.20)

## **Bedroom Six**

7'7" × 7'1" (2.31 × 2.16)

## **Bathroom**

9'8" max × 9'0" (2.95 max × 2.74)















# PLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Plans - All measurements wall, doors, windows, fittings and appliances their sizes and location are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and all approximate.

Tamlyns may make the following referrals and in exchange receive an introduction fee: Simply Conveyancing - Introduction fee of up to £200 (plus vat), HD Financial Ltd - Introduction fee of up to £200 (plus vat).

