



Parish Lodge











# Parish Lodge

Aisholt, Bridgwater, Somerset, TA5 1AW

Taunton 8 Miles, Bridgwater 5 Miles

A superb country property, beautifully presented, set in a stunning, peaceful location, in the heart of the Quantock Hills.

- Direct access to AONB
- Idyllic location
- 4 double bedrooms
- Landscaped gardens and grounds
- Freehold
- Rural yet accessible
- Bespoke interior
- Stargazing friendly skies
- In total 0.75 acres
- Council Tax Band F

Guide Price £1,250,000

## Stags Taunton

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020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)



## SITUATION

This wonderful presented country property enjoys an idyllic rural setting within the Quantock Hills, the first Area of Outstanding Natural Beauty in the country. Set at the end of its drive the house faces south east and overlooks landscaped gardens. Totally private and tranquil, Parish Lodge is situated on the edge of the pretty hamlet of Aisholt, which has a parish church, village hall and a collection of period houses, all with individual character, settled around this coombe of the Quantocks. The location provides many miles of bridleways and footpaths and local facilities can be found in Spaxton and Nether Stowey a short drive away.

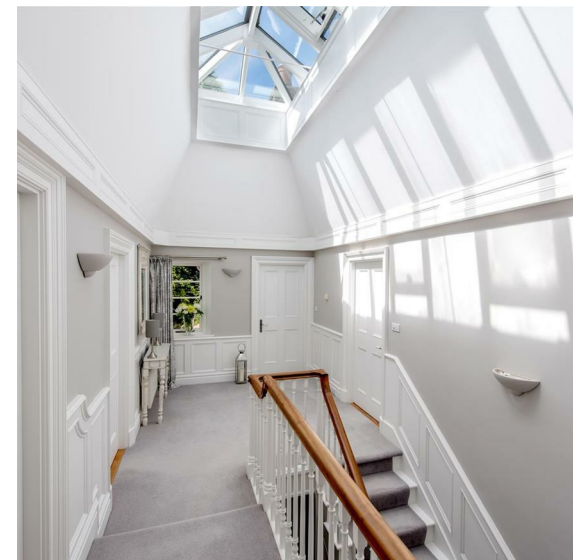
Taunton the County town provides a comprehensive range of facilities, to include a good range of shops, excellent schools within both estate and independent sectors, Somerset County Cricket Ground and a mainline link to London Paddington in under 1 hour 45 minutes. The M5 Junction 25 is accessed on the eastern side of the town and close to here is a large out of town shopping and leisure complex. Bridgwater is five miles away and offers a further range of extensive facilities as well as access to the motorway at Junction 24. Enmore golf course is also within two miles.

## DESCRIPTION

Parish Lodge is a unique property, which has been beautifully maintained and restored in recent years. Internal fixtures and fittings are of an exceptional quality, all bespoke and handmade and there is a ventilation system throughout.

In detail the accommodation comprises a covered porch, which leads into the entrance hall with a wonderful turning staircase, oak flooring and panelling to dado height. A door gives access to the snug, which has dual windows opening to the garden. Open brick fireplace with inset wood burner and fitted shelves to either side. Fitted oak book shelves and cupboards below. The sitting room is a wonderful room, again with windows overlooking the garden. Open stone and brick fireplace with heavy beam over with inset wood burner on a slate hearth. Further fitted book shelves and cupboards. From the hall a door leads into the kitchen. It is fitted with eye and low level units, which include an extensive range of integrated appliances. There is a large breakfast area, a central island and, at one end, a fitted dresser with cupboards and shelves. The formal kitchen then leads into the dual aspect garden room, which enjoys wonderful views over the patio and garden beyond. From the kitchen there is access to a laundry room, a boot room with hot and cold dog water shower and a range of units. There is also a downstairs cloakroom with low level WC and wash hand basin.

On the first floor the property provides four excellent double bedrooms, all enjoying wonderful views over the garden and woodland beyond. Three of the bedrooms have en-suite facilities, the principle bedroom has a bath, shower cubicle, wash hand basin and low-level WC. The other en-suites have shower facilities, low level WC's and wash hand basins. The family bathroom has a panelled bath, a shower, wash hand basin and low-level WC. The landing is a stunning feature, which offers wonderful lighting due to the raised orangery style roof.







## OUTSIDE

The property is surrounded by its own landscaped gardens, which gives a tremendous feeling of space. The gardens adjoin forestry commission woodland. There is an area of woodland included in the sale, which connects to the expansive lawn and the patio areas. Parish Lodge has an extensive parking and turning area, which leads to the back door and further to the cottage garden. The vegetable and fruit garden are a wonderful addition to the property and are surrounded by brick and oak panelled wood store together with a brick and oak clad potting shed and attached green house. There are areas of raised beds surrounded by wicker fencing.

Adjoining the garden room there is a paved patio, ideal for sitting out and enjoying the summer weather. This area is private and includes a further sitting area. The gardens surrounding Parish Lodge are landscaped and include extensive areas of lawn interspersed with shaped flower and shrub borders. The veranda that wraps around the house on two sides offers areas for sitting out enjoying the peaceful tranquility of Parish lodge. Adjoining the entrance drive is a separate paddock, which provides opportunities for a variety of uses.

From the property there are various entrances to the forestry commission woodland and access to the miles of bridleways and footpaths that surround the house.

The combination of high-quality detached house, landscaped gardens and the unrivalled private setting with direct access to the first Area of Outstanding Natural Beauty makes Parish Lodge an extremely attractive proposition.

## SERVICES

Mains water and electricity. Private drainage. Oil fired central heating and log burner. Broadband available: Standard and Ultrafast (Ofcom). Mobile signal coverage: Voice and Data available (Ofcom). Please note the agents have not inspected or tested these services.

## DIRECTIONS

From Taunton follow the signs to Kingston St Mary. Proceed through the village and continue north signed Broomfield and Nether Stowey. At the The Pines cross follow the signs for Aisholt and Nether Stowey. After approximately 2 miles turn left signposted Durborough and Aisholt. Continue along Paronage Lane, keeping right at the fork, proceed over the cattle bridge and the entrance will be found after a short distance on the right.

## WHAT.3.WORDS

For specific location details, please download the app and enter the required information:

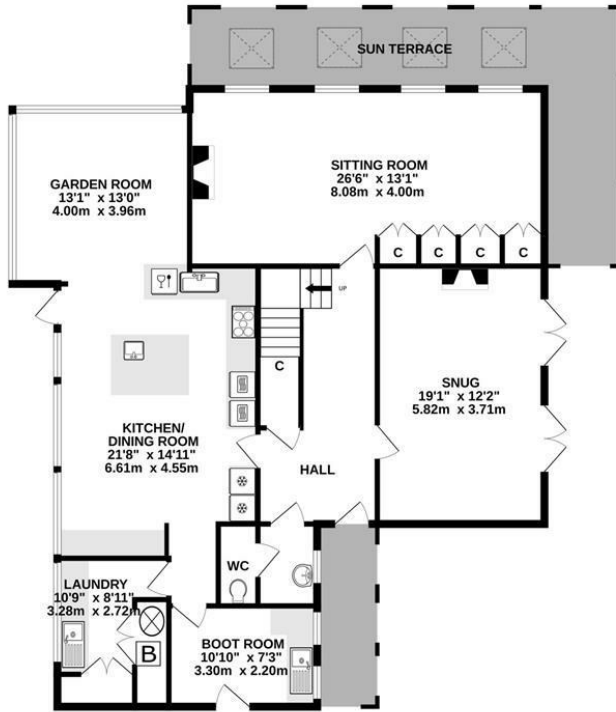
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## AGENTS NOTE

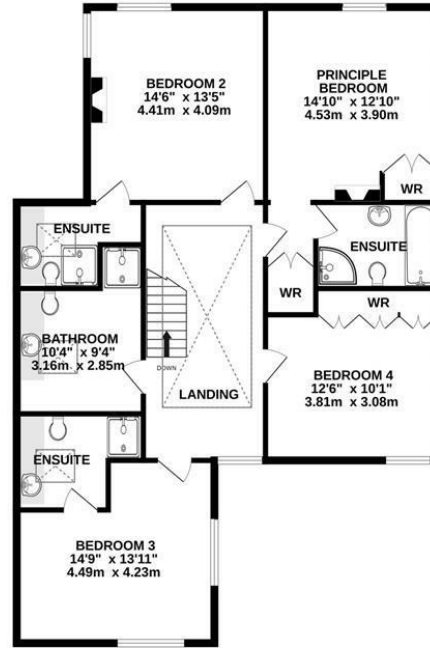
The vendor is currently in the process of purchasing a further 0.3 acres of adjoining land, which will be included in the sale, if successful, on completion.



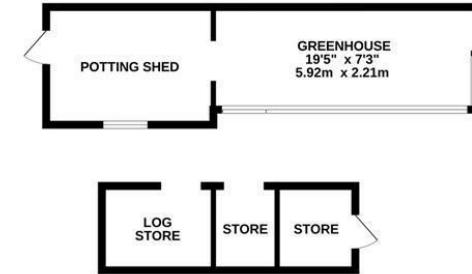
GROUND FLOOR  
1453 sq.ft. (135.0 sq.m.) approx.



1ST FLOOR  
1184 sq.ft. (110.0 sq.m.) approx.



OUTBUILDINGS  
376 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 3013 sq.ft. (280.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>75</b>
(69-80) <b>C</b>		<b>62</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	







