



Annandale







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West Monkton, Taunton, Somerset, TA2 8QT

Taunton Town Centre 4 miles. Wellington 13 miles.

An attractive and superbly designed house situated in a unique position within the walled gardens of a nearby Manor House.

- Versatile living accommodation
- 3 reception rooms
- Attic space with potential to convert
- Double garage and wood store
- Freehold
- Open plan kitchen / dining room
- 4 bedrooms, 2 en-suite
- Beautiful landscaped walled gardens
- Popular village location
- Council Tax Band E

Guide Price £925,000

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DESCRIPTION

Annandale is an impressive detached house which has been cleverly extended by the current owners during their time at the property. It now provides versatile living accommodation which incorporates partly reverse level accommodation arranged over 3 floors. It is the setting that is so special, set in a wonderful spot within a well-stocked former walled garden which includes a variety of specimen shrubs and plants as well as fruit trees dating back 100 years. There is ample off-road parking, detached garage with wood store and wonderful views over the village and towards the Church.

SITUATION

Annandale occupies a stunning elevated position with views across the village, Vale of Taunton and Blackdown Hills. West Monkton is highly regarded and lies at the foot of The Quantock Hills, which are designated an Area of Outstanding Natural Beauty with a variety of footpaths and bridleways for those with walking and riding interests. Annandale sits within the West Monkton Conservation Area and has a Parish church and a popular village pub nearby.

The County town of Taunton lies to the South West with a wider range of shopping, leisure and scholastic facilities. There are three well known independent schools and excellent communication links to the rest of the country with a mainline railway station with links to London Paddington and access to the M5 motorway via Junction 25.

ACCOMMODATION

The accommodation has been extended and improved and includes a pitch tiled entrance porch leading through to an entrance hallway with access to the garden room and kitchen / breakfast room. The sitting room centres upon an open fireplace with multi-fuel stove and has a wonderful aspect with views over the garden. Steps lead down to the dining room, which has double doors opening out onto steps which lead down to the rear terrace. Fireplace with gas stove and tiled floor which extends through to the majority of the ground floor. There is an open plan kitchen area which includes a range of shaker style hand painted wooden wall and base units, with a range cooker with extractor over, work surfaces with 1 ½ bowl sink unit, central island unit and space for a fridge freezer.

Brick archways lead through to an inner hallway where there is a garden room with folding doors open out onto the rear terrace. In one corner is a wood burning stove and a turning staircase leads to the first floor where there is a bedroom suite with en-suite shower, double aspect windows and stairs to an attic room which can easily be converted to create further bedrooms if required (subject to necessary planning consents.) On the lower ground floor there are 2 further bedrooms, 1 with doors opening out onto the garden and a fitted bathroom suite which includes panelled bath with fitted shower over, WC and wash basin. On the other side of the house on the lower ground floor is the master bedroom suite which again has bi-folding doors opening out onto the rear garden with built in wardrobes and door to an en-suite bathroom, with panelled bath, wash basin and WC.





OUTSIDE

The house is approached via a shared private driveway, which is accessed via an opening to the walled garden. This leads onto a gravelled hard standing where there is parking for a number of vehicles. There is a double garage with attached door, a large covered seating area which includes a large storage area underneath and provides further access to the side of the house. The gardens extend either side of the property and includes there is pedestrian access to the main village road. The gardens are principally facing south with a wonderful outlook over the village rooftops toward the Blackdown Hills. They are laid to lawn with many specimen trees and shrubs with wonderful seating areas. There is a summer house, a wood store and timber shed, along with a paved terrace with steps leading up to a decking area which is elevated and enjoys wonderful views ideal for alfresco dining and barbequing.

DIRECTIONS

Proceed into the village of West Monkton past the Italian Restaurant on the left-hand side and continue round the bend / triangle. Follow this road to the end and turn left. Proceed up the hill and continue for a further 50 yards and the entrance to Annandale can be identified on the left-hand side.

SERVICES

Mains water, electricity gas and drainage. Broadband available: Superfast and Standard ADSL. Mobile signal coverage: Voice, Data & Enhanced Data available (Ofcom). Please note the agents have not inspected or tested these services. EPC Rating C.

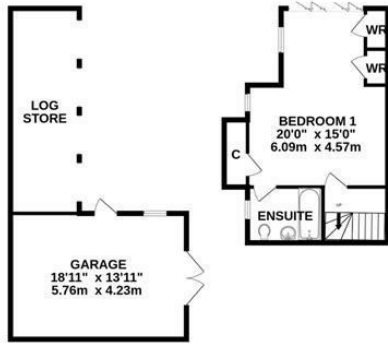
OWNERS COMMENTS

"Annandale is in a magical setting with real historic and important significance. It was the fruit and vegetable garden for the local area during WW2, providing much-needed food during wartime for all the village, plus the Headquarters of the Home Guard located across the road in West Monkton Village. It has been a fabulous family home and it has been a privilege to raise the family here. They continue to enjoy it, with its' excellent indoor and outdoor spaces as we host and entertain their own families for the many family get-togethers."

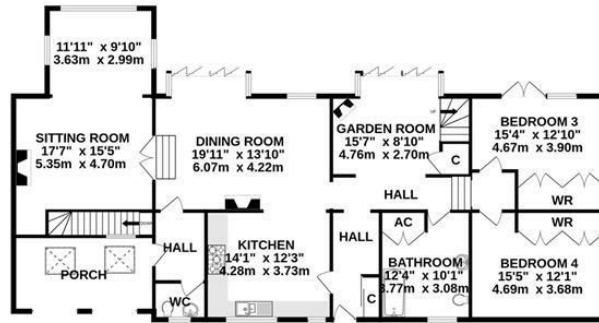
"Annandale sits in a small and quaint Somerset village within easy reach of the market town of Taunton, M5 and A303 road links and yet, it sits in open farmland with the only thoroughfare in the village feeding a farm further up and into the Quantock Hills. It is an idyllic position being in a walled garden with the original walled vines and fruit trees enjoying the walled garden's noticeable and unique ecosphere. Annandale offers a very tranquil home lifestyle and you will enjoy and marvel at the abundance of wildlife and bird song. We sit at the foot of the Quantock Hills which offer miles of local woodland walks to explore on foot, horseback or bike. It really feels like the secret heart of rural Somerset."



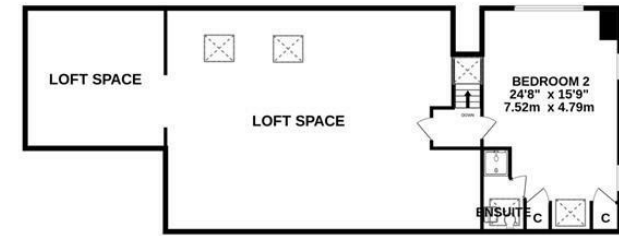
LOWER GROUND FLOOR
850 sq.ft. (78.9 sq.m.) approx.



GROUND FLOOR
1789 sq.ft. (166.2 sq.m.) approx.



1ST FLOOR
1561 sq.ft. (145.0 sq.m.) approx.



TOTAL FLOOR AREA : 4200 sq.ft. (390.2 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



