



Oldbury Lodge











# Oldbury Lodge Barr

Bishops Hull, Taunton, Somerset, TA4 1AE

Taunton Town Centre 3 miles.

An impressive period house offering substantial accommodation, situated in grounds of 9.8 acres with coach house, barns and swimming pool.



- Substantial detached period house
- Kitchen, breakfast and utility
- Outdoor swimming pool
- Major works completed
- Freehold
- 5 reception rooms
- 9 bedrooms, 2 bathrooms
- Coach house and barns
- 9.8 acres of grounds
- Council Tax Band G

Guide Price £1,100,000

## Stags Taunton

5 Hammet Street, Taunton, TA1 1RZ  
01823 256625 | [taunton@stags.co.uk](mailto:taunton@stags.co.uk)

## The London Office

40 St James's Place, London, SW1A 1NS  
020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)



@StagsProperty



## SITUATION

Barr is a small hamlet lying approximately 3 miles from the centre of the county town of Taunton and on the outskirts of the village of Bishops Hull where further facilities including a popular primary school, village hall, pub and village shops can be found. The property is adjacent to open countryside and has wonderful views of the village of Norton Fitzwarren and to the Quantock Hills in the distance. The River Tone forms one of the boundaries of the property and provides wonderful fishing opportunities. Taunton is a county town and benefits from excellent transportation links with fast rail services to London Paddington as well as access to the M5 interchange at Junction 25. There are excellent scholastic facilities locally with 4 noted public schools together with a Sixth Form College. The property is approximately 10 minutes from the town and surrounded by a number of local footpaths which provide miles of endless walking and riding opportunities.

## DESCRIPTION

Oldbury Lodge is a substantial period house with origins we believe date back to the late Georgian / Regency period but is not listed. The house has been subject to major renovation works in recent years including all plumbing, electrical and roofing work. There is some work remaining which would make an allowance for the kitchen to be chosen, allowing the choice by the new purchaser. The rooms are all of excellent proportions with high ceilings, typical for a house of this period, centred around a substantial entrance hall with central staircase. It is the setting of the house that is so unique being close to the town centre and it's amenities as well as having approximately 9.8 acres of land which adjoin the River Tone with a swimming pool and coach house.

## ACCOMMODATION

The accommodation extends to approximately 6000sqft and includes an entrance hall with magnificent central staircase with doors off to the reception rooms including an old kitchen which is in situ, but a new kitchen has been moved to the front of the house and surfaces have been fitted for the allowance of a new kitchen to be installed. There are twin double-glazed openings from the new kitchen which open out onto a large terrace with views over the land. A squared arch with doors leads through to a formal dining room which has double doors leading out to the front. There is a sitting room, study, library, utility and newly fitted downstairs shower room and of course the old kitchen / breakfast room.







On the first floor there are 9 bedrooms, a master with en-suite which needs improvement and a newly fitted bathroom suite. There is balcony access from bedroom 8 which overlooks the gardens and grounds.

The property also includes a cabin which currently functions as separate annexe accommodation. It is connected to the mains water and electricity supply and consists of an open plan kitchen/dining/living space, a shower room and double bedroom.

### OUTSIDE

Oldbury Lodge is approached via stone pillars with electrically operated gates which lead onto a gravel driveway which leads to a hard standing / turning area beside the former coach house which is off brick and tile construction and provides garaging / workshop and stores. This could create further accommodation if required (subject to necessary planning consents.) there is a lean-to wood store with an outside WC and tool shed. To the front of the house, there is a paved terrace and area of garden which is enclosed by picket fencing. The main area of the garden is on the western side being partly walled and includes a greenhouse and soft fruit trees. There is a further garden area with outside swimming pool which measures 45'x20' with surrounding paved terraces and timber shed and is largely surrounded by traditional walling and close boarded fencing which provides a good degree of privacy.

The gardens to the front provide immediate access to a single enclosure of pasture which could be divided up into various paddocks if required and amounts to approximately 9.8 acres in total. The field is largely bounded by the River Tone which has its' own weir and a salmon fish pass and intriguingly includes a small private island which is approached from a footbridge which is a delightful amenity feature as well as a haven for wildlife.

### SERVICES

All mains services are provided. Broadband available: Standard ADSL. Mobile signal coverage: Voice, Data & Enhanced Data available (Ofcom). Please note the agents have not inspected or tested these services. EPC Rating: E.

### DIRECTIONS

Once in Bishops Hull, go past the church, take the first turning on the right and proceed down Shutewater Hill. Take the second right and go past the nursing home and follow the road for a short distance until reaching the entrance to Oldbury Lodge.



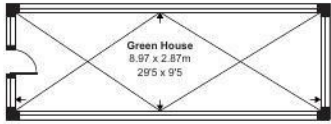
Approximate Area = 4592 sq ft / 426.6 sq m (excludes restricted head height & void)

Garage = 1586 sq ft / 147.4 sq m

Outbuilding = 280 sq ft / 26 sq m

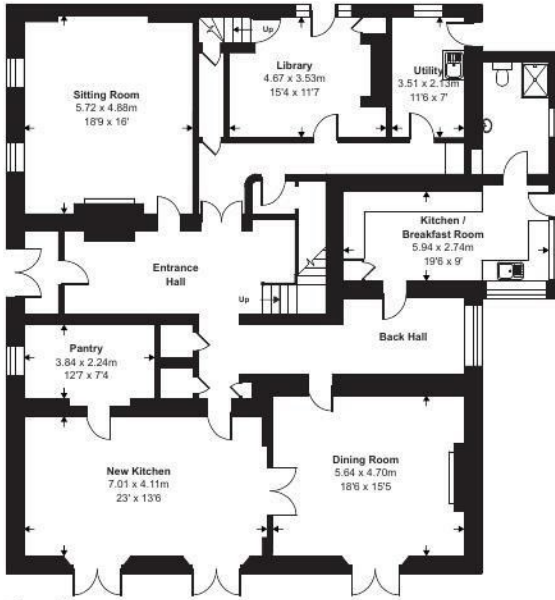
Total = 6458 sq ft / 600 sq m

For identification only - Not to scale

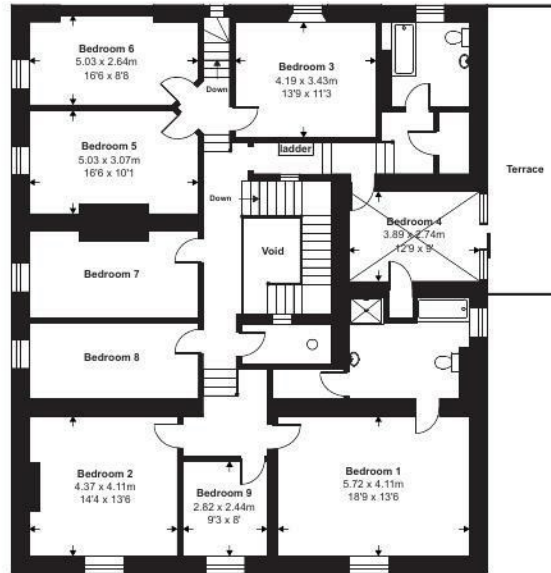


Outbuilding

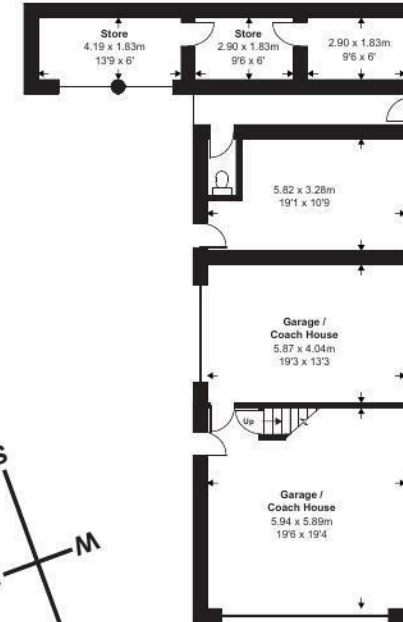
Denotes restricted head height



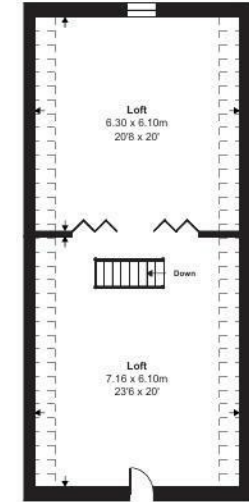
Ground Floor



First Floor



Garage - Ground Floor



Garage - First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2024. Produced for Stags. REF: 1095422



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Energy Efficiency Rating

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

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