



Westhay Cottage







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Kingston St. Mary, Taunton, Somerset, TA2 8HW

Taunton 3.5 miles. Bridgwater 9.5 miles.

A charming detached cottage situated in a wonderful position on the edge of Kingston St Mary with beautiful, mature, landscaped gardens, stream, lake and paddocks extending to 9.76 acres.

- Versatile living accommodation
- Kitchen / breakfast room with aga
- 6 bedrooms, master with en-suite
- Landscaped gardens, stream, lake & double garage
- Council Tax Band G
- 3 reception rooms
- Utility and walk-in larder
- Family bathroom suite
- Grounds of 9.76 acres
- Freehold

Guide Price £1,150,000

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SITUATION

Kingston St Mary is set at the foot of the Quantock Hills which is an area of outstanding natural beauty where many footpaths can be found. The village includes a primary school, pub, parish church and village hall. The county town of Taunton is easily accessible and provides an extensive range of shopping, education and sporting and cultural facilities along with access to the M5 motorway and there is easy access to the mainline railway station.

DESCRIPTION

Westhay Cottage comes to the market for the first time in over 40 years. The cottage is set in its own hidden valley, surrounded by mature gardens and grounds which have been lovingly cared for by the current owners. It is the setting of Westhay Cottage that is so special, offering a good degree of privacy surrounded by mature gardens which are registered as a county wildlife site and include a lake, woods and a paddock. As a whole these extend to 9.76 acres. The cottage needs some general updating but provides versatile living accommodation arranged over 2 floors and could easily be adapted for multi-generational living.

ACCOMMODATION

The accommodation includes a reception hall with spiral staircase to the first floor, an open fireplace with woodburning stove and a door to the cellar. Wooden flooring extends through to a garden room which enjoys a wonderful outlook over the front garden and has steps leading out to the garden terrace. The sitting room centres upon an open fireplace and surround double aspect windows. There is a formal dining room off of the sitting room, which again has an open fireplace with wooden floor, double aspect windows and doors leading through to the kitchen / breakfast room.

The kitchen / breakfast room enjoys a wonderful outlook over the garden via a picture window and has a door to the garden. The kitchen area is fitted with a range of shaker style matching wall and base units and includes an electric Aga with extractor hood over, worktops and 1 ½ bowl sink unit. There is a second staircase leading to the first floor and a door leading through to a utility room which has a cloakroom, larder and door to the double garage, which has an up and over double door.

On the first floor there is a principle bedroom suite with bathroom and dressing room/nursery as well as 5 further bedrooms and a family bathroom suite.





OUTSIDE

Westhay Cottage and its adjoining land occupies an idyllic situation in the valley of Buncombe Brook at the foot of Somerset's Quantock Hills in Kingston St Mary. The cottage is accessed via a descending driveway off of Buncombe Road, and lies amidst a beautifully planted waterside garden in the lower southernmost quarter of the property with the remaining land extending northwards up the valley into a paddock, complete with lake and jetty. There are a number of specimen trees including Oak, Handkerchief Redwood, Maple and a very rare Service tree. The property is surrounded on both sides by Beech Wood and a stream follows the eastern boundary of the property, passing through the house and into the lower garden.

The main garden is a spectacular feature of the cottage. The driveway extends around the top part of the garden and leads to the field and down to the house. The main area of garden is laid to lawn with mature trees and shrubs. On the other side of the stream are steps leading up to a wood, further paddock and vegetable garden where there is a path that links to the front garden. To the front of the house is a wealth of herbaceous rockery and border plants with fine wisteria to the north elevation of the house, where there is a paved terrace. The garden is dissected by the stream with a sluice gate at the bottom and again has many specimen trees and shrubs, including impressive Magnolia trees.

SERVICES

Mains electricity and water. Private drainage. Oil-fired boiler. 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: F.

DIRECTIONS

Go through the village of Kingston St Mary and continue past the pub. Follow the road for approximately 200 yards, passing Westhay House. The entrance to Westhay Cottage can be found after a short distance on the right-hand side.

TENURE

The property is registered on the Land Registry and is owned freehold (possessory title).

Vacant possession will be available from the completion date.

Approximate Gross Internal Area = 316.7 sq m / 3409 sq ft
(Including Garage)



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1063057)



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) A			
(81-91) B			
(69-80) C			71
(55-68) D			
(39-54) E			
(21-38) F		22	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



