



Wyndham Lodge







Wyndham Lodge

Hilltop Lane, Kilve, Somerset, TA5 1SR

Taunton 16 Miles, Bridgwater 12.5 Miles

An impressive equestrian smallholding having been skilfully extended, situated in an enviable location with stables, ménage and 5 acres. Further 10 acres and barn is available by separate negotiation.

- Superbly Extended & Modernised
- Four Bedrooms, All En-Suite
- Kitchen / Dining / Family Room
- Further 10 Acres by Separate Negotiation
- Freehold
- Stunning Location with Good Outriding
- Two Reception Rooms
- Five Acres, Ménage & Stables
- Parking & Garaging
- Council Tax Band: E

Guide Price £1,150,000

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SITUATION

Wyndham Lodge is situated on a quiet country lane in stunning countryside. The local village of Kilve offers a good range of local amenities, including a shop, pub and village hall. The Quantock Hills, designated an Area of Outstanding Natural Beauty, provide miles of footpaths and bridleways for those with walking or riding interests. The town of Bridgwater is some 12 miles offering a good selection of shopping and access to the M5 motorway. The County town of Taunton provides a wider range of facilities including the Somerset County Cricket Ground and Taunton Racecourse. It has a mainline railway station, providing direct rail links to London Paddington, Exeter and the rest of the country.

DESCRIPTION

Wyndham Lodge is an impressive equestrian property. The house was originally a bungalow, which has been skilfully and sympathetically converted to provide a stunning home with versatile and well-proportioned accommodation, now arranged over two floors. It is the setting that is so special with the property being situated on the ridge of Hilltop Lane, offering superb views to the front towards the Bristol channel, and across to Wales, and to the rear, overlooking the ridge of the Quantock Hills. Outside there is a large parking/hardstanding area with gardens located to the front and rear. There are eight stables, a lodge and garaging. The property totals five acres mostly laid to pasture with an Olympic sized ménage.

ACCOMMODATION

The accommodation includes an entrance hallway with cloakroom / WC. From there doors lead off to the reception rooms. The sitting room centers upon a working fireplace with wood burning stove, and glazed elevations enjoying wonderful views to the front. A turning oak staircase leads to the first floor. To the rear of the property is an open plan family / dining / kitchen area with sliding patio doors opening out onto the rear terrace. This room again enjoys a working fireplace with wood burning stove. The kitchen is fitted with a range of wall and base units, beautiful work surfaces and integrated appliances. There is an oil fired Aga, electric oven and propane gas hob with extractor over. A door provides access to a boot room / utility room, with a range of units to match the kitchen and a door providing access to outside.

There are two ground floor bedrooms, both with en-suite facilities, one with views to the front, the other having an aspect to the rear.





On the first floor, there are two more bedrooms including an impressive master bedroom suite, with an internal balcony with views to the front and a Velux window to the rear. A door provides access to an en-suite bathroom, fitted with a contemporary suite comprising of bath, shower, toilet and a wash hand basin. The second bedroom has access to the loft and a modern and contemporary shower room.

OUTSIDE

The house is approached via a tarmac entrance driveway. This provides parking, turning and access to a double garage. There is a further gravelled parking and hardstanding area to one side. The gardens which surround the property are well landscaped. The front has been laid to lawn and planted with herbaceous borders. Here there is a polytunnel and a separate vehicular access which leads to the ménage and to the land, which is separated into individual paddocks with post and rail and stock fences. There is a timber stable block comprising of six stables with various stores. A further two bay stable block and timber lodge is located to the rear.

At the rear of the house there is a private area of garden, patio terrace, planted borders and a line of three ponds. The garden enjoys wonderful views towards the Quantock Hills.

ADDITIONAL LAND & BUILDINGS

The owner offers the option to acquire a further 10 acres of land, which is located directly opposite the house, on the opposite side of the road. The land has its own vehicular access, is laid to pasture and includes a 20 x 40m ménage and a 20x20m steel framed, wood clad barn with a fibre cement roof.

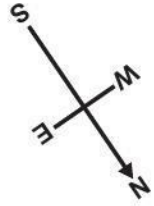
DIRECTIONS

The village of Kilve is situated off the A39 between Williton and Bridgwater. From Bridgwater proceed through the village of Holford and continue towards Kilve. At the sharp left hand turning, Hilltop Lane can be identified on the right-hand side. Follow the lane and after about half a mile Wyndham Lodge can be identified on the left-hand side.

SERVICES

For Sale by Private Treaty.

Mains Water, Mains Electricity & Electric Heating. There are solar PV panels with battery storage and receives a feed in tariff. Private Drainage via Sewage Treatment Plant.



Approximate Area = 2262 sq ft / 210.1 sq m
 Garage = 515 sq ft / 47.8 sq m
 Outbuildings = 2038 sq ft / 189.3 sq m
 Total = 4815 sq ft / 447.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Stags. REF: 1117539



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 | 76 | 76 |
| (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 | |



