



T H E O L D H O U S E





The Old House

St Mary Street, Nether Stowey, Bridgwater, Somerset TA5 1LJ

- Bridgwater 7 miles
- M5 (J23) 11 miles
- Kolve Beach 5 miles
- Taunton and Train Station 10 miles

A beautiful holiday cottage and guest house business with large gardens in an attractive village location on the edge of the Quantock Hills AONB

- Grade II Listed period house
- Main house 5 bedrooms, 3 bathrooms
- 2 Self-contained cottages and 1 apartment
 - Attractive village location
 - Beautiful extensive gardens
- Good access Quantock Hills and coast
 - Successful established business
 - Freehold

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Introduction

This successful and established home and business has provided quality accommodation for tourists and travelers alike, to this beautiful and varied West Somerset location, for many years. Indeed, the house was reputedly frequented by the poet Samuel Taylor Coleridge and William Wordsworth as guests of the then owner Thomas Poole, which has proved a popular connection with many guests. The property offers great flexibility of use, with two self-contained cottages, as well as the main home having a self-contained top floor apartment and five bedrooms on the middle floor, which could be divided and used, as required, by guests or family alike.

Situation

Ideally located within this pretty West Somerset village, Nether Stowey has an attractive village centre with a range of local amenities which include primary school, range of public houses, Post Office, medical centre, church, butcher, library, vets and village shops. The village provides a gateway to the many miles of foot and bridle paths on the Quantock Hills AONB, the first to be designated as such in England.

The A39 passes the village linking the many villages and towns along the coast. Bridgwater is approximately 7 miles and the M5 (J23) 11 miles and Taunton, the county town, is 10 miles to the south and, among other things, provides a mainline rail station to London Paddington. The nearest beach at Kilve is 5 miles distant with its excellent fossilising opportunities.

The Old House

This charming period Grade II Listed house offers comfort and space and well-presented accommodation. The flexibility of its rooms offer a mix of self-contained holiday letting



accommodation as well as B & B rooms, which could either be continued or used for family. The property has a host of character features throughout the varied accommodation over the three floors.

The accommodation briefly comprises, impressive entrance hall, sitting room, kitchen/breakfast room, dining room and cloakroom with WC. On the first floor are five bedrooms and three bathrooms, currently used as two B & B rooms and three owner's bedrooms (conveniently accessed via separate staircase for privacy). On the second floor is a self-contained, two bedroomed apartment, with kitchen/dining room, sitting room and bathroom.

Further to this, connected to the rear of the house on the ground floor, is the one bedroomed Garden Wing, with kitchen/breakfast room, living room with inglenook fireplace and bathroom. Across the rear courtyard is Stable Cottage, providing two bedrooms and bathroom on the first floor, with kitchen and lounge/dining room on the ground floor.

Gardens and Outbuildings

The property is entered via double gates onto a wide courtyard providing ample turning and parking for the owner and guests. A double garage provides parking and storage with power and light connected, plus laundry facilities.

Beyond the courtyard is a pretty railing fence with established climbing roses and arch through to the gardens. These are an absolute delight, being of a size and layout to provide many different areas of interest with space away from the house to absorb the abundance of flora and fauna surrounding. The owners have nurtured the gardens in the time of their ownership and they now provide a wonderful picture of colour and interest all year round, with an eye on ease of management.

Large lawned areas have a number of mature trees within them, with flower and shrub beds set out in various locations. Numerous sitting and entertaining spaces are provided as well as a productive 'kitchen' garden area with raised beds. The garden is surrounded by walling which provides a good

degree of privacy. The whole, including the property, extends to approximately 0.84 acres.

The Business

Run by the current owners since their purchase in 2007, it has proved consistent and successful. The current sale is for retirement. Bookings are taken from the sellers' own website as well as a number of independent booking agents. For more information please go to the business website www.theoldhouse-quantocks.co.uk

The many and varied guests are drawn to the location by its historical connections, as well as the Coleridge Way and South West Coast Paths, Quantock Hills AONB and nearby coastline. A number of wedding venues operate, the nearest being approximately one mile away. The business often attracts guests attending the weddings. Basic accounts can be made available to bona fide potential purchasers after a viewing.



Services

Electric, water, gas and mains drainage.

Mains gas central heating.

Outgoings

Council Tax Band F

LOCAL AUTHORITY

Sedgmoor District Council

www.sedgmoor.gov.uk

Directions

From the A39 travelling west from Bridgwater, take the 1st exit into the village, St Mary Street. Follow the road and The Old House can be found a little way along on the righthand side.

Viewing

Strictly by appointment through Stags

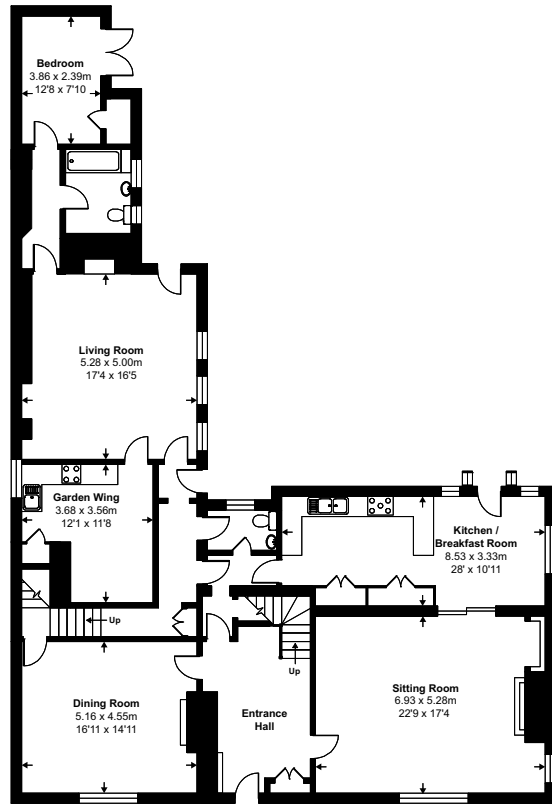
Holiday Complexes Department on

01392 680058

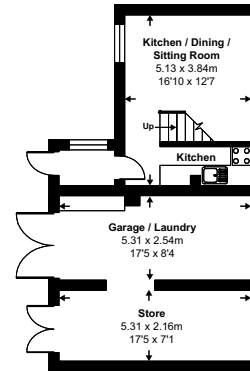
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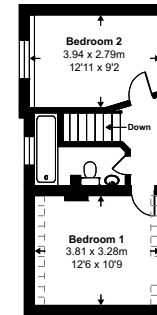




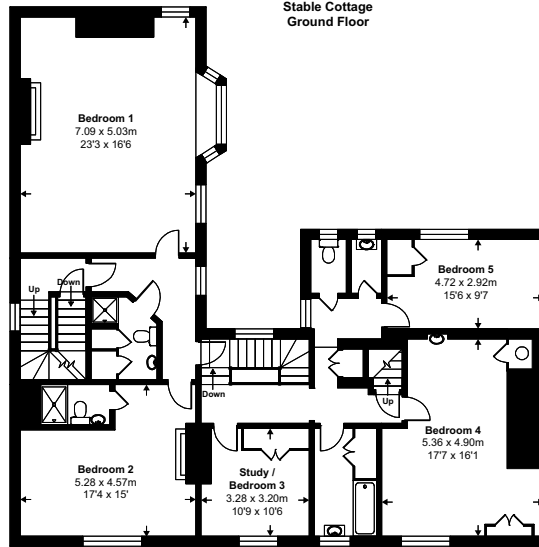
Ground Floor



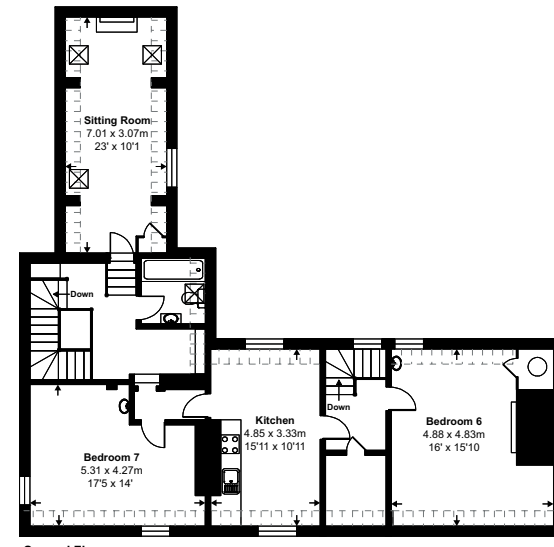
Stable Cottage
Ground Floor



Stable Cottage
First Floor



First Floor



Second Floor



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