



Broad Oak House







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Crowcombe Heathfield, Taunton, Somerset, TA4 4BS

Taunton 10 Miles, Bristol 58 Miles, Exeter 20 Miles

An impressive and well proportioned country house situated in a peaceful rural location with grounds extending to just under two acres with pool, garaging and beautifully timbered grounds of just under two acres.

- Impressive country house
- Four reception rooms plus conservatory
- Six bedrooms, three en-suite
- Grounds of just under two acres
- Council Tax band H
- Beautiful mature gardens
- Kitchen/breakfast room plus utility
- Attached double garage, swimming pool
- No onward chain
- Freehold



Guide Price £1,750,000

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SITUATION

Broad Oak House is situated in a lovely rural location, being totally secluded and peaceful with fantastic views to The Quantock Hills, the first Area of Outstanding Natural Beauty in the country. There are numerous footpaths and bridleways within the vicinity that offer excellent riding and walking. Crowcombe Heatfield has its own steam railway station on the Taunton to Minehead steam railway line. The village of Crowcombe is nearby and offers Crowcombe Court, a church, village inn and community run shop/post office. Williton is approximately 4 miles to the west and here there is a good range of facilities. Taunton, the County Town is readily accessible via the A358 and it offers a great range of shopping, recreational and scholastic facilities. Junction 25 of the M5 is found to the east of Taunton and there is a main railway station with links to London Paddington with fast trains arriving in 1 hour 45 minutes. Taunton is also the home of Somerset Cricket, Taunton Racecourse and there are many popular golf courses.

The whole area is well known for its beauty and The North Somerset coast is nearby and the Brendons and Exmoor National Park are a short drive away.

Although rural, the communications from Broad Oak House are superb and there is easy access by both road and rail to Bristol, Exeter and the South East.

DESCRIPTION

Broad Oak House is a stunning modern house which has been cleverly designed to make the most of it's superb setting. The house provides spacious and flexible accommodation arranged over two floors with all the principle rooms enjoying views over the gardens and grounds.

This fabulous Tudor-style manor house, complete with a traditional facade and characterful exposed beam work inside and out, was Individually built some 24 years ago. The accommodation includes four reception rooms plus a conservatory, a kitchen/dining room with AGA and a separate utility room. On the first floor are six bedrooms, 3 with en-suite facilities and a family bathroom with fitted suite including claw foot bath and shower.

It is the setting that is so special, set within delightful mature gardens which extend to just under two acres, including a swimming pool, double garage and plenty of off road parking.





ACCOMMODATION

The accommodation includes reception hall with impressive staircase leading to the first floor with galleried landing, exposed timber and door to downstairs cloakroom. The sitting room centres upon an inglenook fireplace with a woodburning stove, exposed brick surround and beam over. There are double doors opening out on to a conservatory which enjoys wonderful views over the garden. There is a separate office and snug, wooden panelled dining room with fireplace and kitchen with traditional oak fronted units and includes an AGA with companion set into an inglenook fireplace. There is a separate range cooker with extractor hood over, granite work surfaces, many exposed beams, double aspect windows and doors opening on to the rear garden. There is access through to the utility room which in turn leads to the garage and also provides access to a staircase leading up to the second bedroom which has an en-suite situated above the garage.

In the main house there are further five bedrooms, the principle suite having walk in dressing room, en-suite shower, and doors leading out to a balcony which enjoys wonderful views over the garden. The third bedroom also has an en-suite, the further bedrooms have built in wardrobes and fitted sinks. There is a newly fitted family bathroom suite including a roll-top claw foot bath, shower, wash basin, wc and bidet and bay window to the front.

OUTSIDE

Outside, to the front of the house there are twin, electrically operated gates leading on to parking and turning area and in turn leading to a double garage which has twin up and over doors and including a shower room and pump room to the rear with door to rear garden

The front gardens include a range of plants and borders on either side of the property. At the back of the house is the swimming pool which is enclosed by picket fencing and is surrounded by a paved terrace and planted borders.

The main area of garden includes many separate areas, there is a hot tub to one side, a thatched summer house, orchard, a number of specimen trees and shrubs. The gardens are also enclosed by some magnificent mature beech trees which provide a good degree of privacy

SERVICES

Mains water, electricity, private drainage

DIRECTIONS

From Taunton take the A358 towards Minehead and proceed past the villages of Bishops Lydeard and West Bagborough, up Greens Hill and turn left at the crossroads signposted to Crowcombe Heathfield, Lydeard St Lawrence and Crowcombe Station. Follow this road over the West Somerset Railway bridge and take the first right. Broad Oak House is the first property on the right hand side.

Approximate Area = 3742 sq ft / 347.6 sq m (excludes void)

Garage = 466 sq ft / 43.2 sq m

Total = 4208 sq ft / 390.8 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). © nchecon 2024. Produced for Stags. REF: 1144581



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		73
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



