



# Hilltop Cottage, Hilltop Lane, Kilve, Somerset, TA5 1SR

*Wonderfully positioned with views towards the Quantocks & Coast is this stunning Four bedroom detached home believed to date back to the eighteenth century and offering excellent Equestrian facilities including stabling, paddocks and all weather menage totalling approx 2.5 acres.*



## Accommodation

### Sitting Room

20'9"x11'3"

Enjoying views over the gardens with double glazed bay to front with double glazed sliding doors to gardens, attractive oak flooring, feature stone inglenook fireplace with inset woodburner and feature lighting, wall light points, useful understairs storage cupboard, radiator, doors to;

### Inner Lobby

Stairs rising to first floor landing, useful double storage cupboard, door to;

### Dining Room

20'9"x11'6"

Enjoying a dual aspect with double glazed window to front with views towards the stables and front garden, feature brass porthole window to side with paddock views, feature exposed stone fireplace, wall light points, radiator

### Kitchen/Breakfast Room

17'7"x8'6"

Two double glazed windows to rear, attractively fitted



with a range of cream shaker style wall and base level units complimented by woodblock worksurfaces, oil fired Rayburn range with twin hotplates and double oven also serving central heating and hot water, fitted electric companion oven with four ring hob and hood over, inset one and half bowl sink unit with mixer tap, integrated concealed dishwasher, appliance space for fridge/freezer, space for breakfast table and chairs, tiled floor, doors to;

### Boot Room

9'1"x8'5"

Double glazed window to side, fitted range of wall and base level units, worksurfaces with inset single drainer

sink unit, plumbing for washing machine, space for tall fridge/freezer, continuation of tiled floor, tiled splashbacks, radiator.

### Rear Lobby

Windows to side and rear, door to courtyard, high level fusebox, tiled floor, door to;

### Cloakroom

Window to rear, White suite comprising low level w.c., recess with colour washed stonework surrounds and wash hand basin inset, exposed beam, tiled floor.

## First Floor Landing

Access to insulated loft space, period timber doors to;

## Bedroom One

14'5"x12'3"

Double glazed window to front with far reaching views over the gardens and paddocks towards the Quantocks, large fitted wardrobe, vanity wash hand basin, part vaulted ceiling with exposed beams, radiator.

## Bedroom Two

15'0"x9'10"

Double glazed window to front with matching views, two fitted double wardrobes with overhead storage, vanity wash basin, part vaulted with exposed beams, radiator.

## Bedroom Three

9'9"x8'7"

Double glazed window to rear overlooking gardens and paddocks, recess for double wardrobe, radiator.

## Bedroom Four

9'3"x8'6"

Double glazed window to rear, double airing cupboard with hot water tank and shelving.

## Bathroom

Velux window to rear, White suite comprising shower end bath with electric shower over and fitted shower screen, dual flush low level w.c. with concealed cistern and vanity wash hand basin with storage below, half tiled surrounds, tiled floor, radiator.

## Front Garden

Being mainly wall enclosed and extending to c.140' with areas of lawn, flower and shrub beds and borders, stone built store, greenhouse, soft fruit trees and vegetable garden. The gardens extend to the side of the property with areas of lawn, stone pathways, stone built barbecue and access to the stable block and paddocks.





### **Parking Area**

100'x30'

Wide five bar gated access to Hill Top Lane, generous expanse of gravel parking area with ample space for horseboxes/trailer, five bar gated access to menage.

### **Stable Block**

33'x11'

Comprising three loose boxes with stable doors, power and light, feed baskets and viewing panels, tack store to side and concrete yard with courtesy lighting. (re-roofed in 2022).

### **Menage**

35m x 20m with space to enlarge to 40m if desired, enclosed by post and rail fencing with good quality all weather surface, five bar gated access to paddocks.

### **Paddocks**

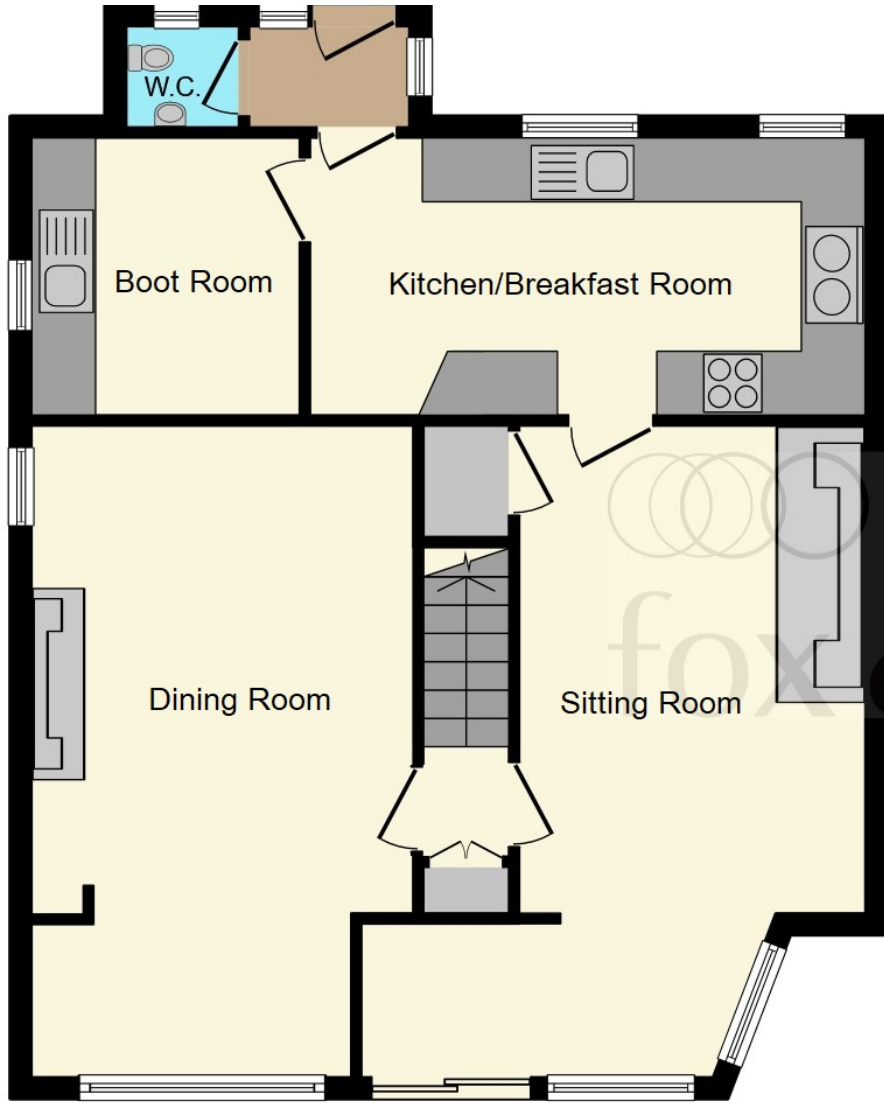
Divided into two broadly level mainly post and rail enclosed paddocks, open field shelter, enclosed geese/ duck pond.

### **Courtyard**

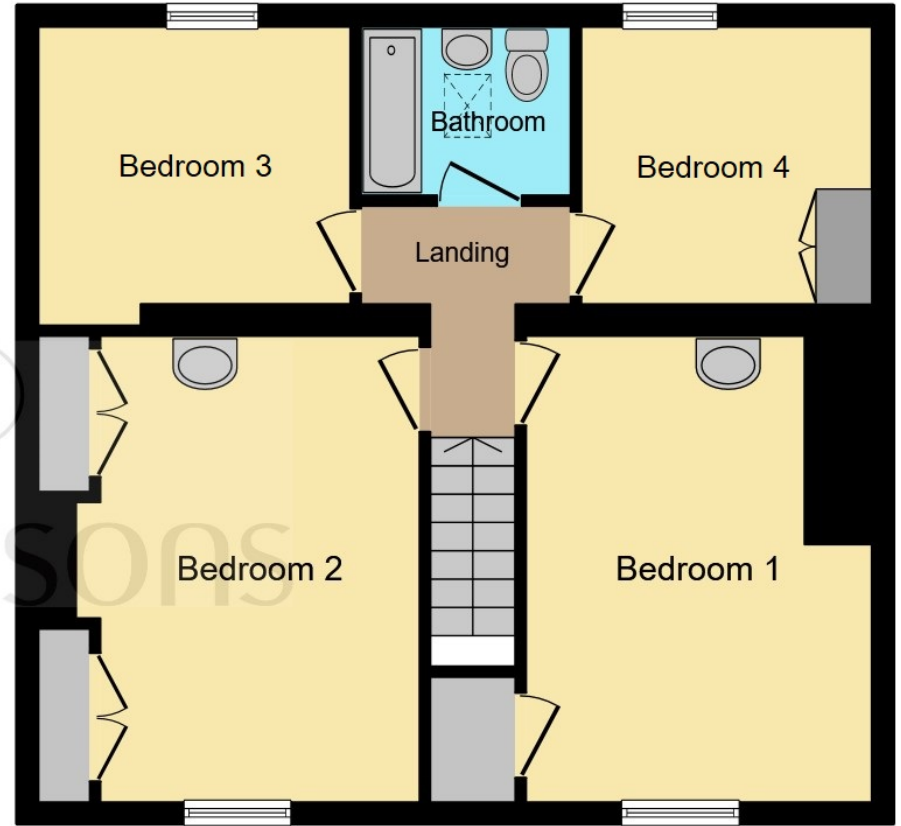
To the rear of the property with enclosed replacement oil



tank, private courtyard patio area, useful workshop with power and light, outside tap, courtesy lighting, gated access to additional parking area with driveway parking for two cars.



**Ground Floor**



**First Floor**

## welcome to Hilltop Lane, Kilve, Somerset, TA5 1SR

The village of Kilve is served by public house and Post Office/general store. It has an active community and beach within approximately one mile renowned for its archaeological interest. There is excellent access to the M5 motorway at Bridgwater which is approximately 11 miles and the County town of Taunton with excellent independent schooling namely Kings & Queens Colleges and Taunton School is a similar distance again with the motorway and mainline rail connections two hours to Paddington. West Somerset's premier coastal resort of Minehead is approximately fourteen miles, Williton approximately four miles having schooling and good everyday shopping facilities. For those who enjoy exploring the countryside, there are footpaths close by leading to superb walks on the Quantock Hills, whilst the Exmoor and Brendon Hills and many renowned beauty spots of the area are all close at hand.

Price

# £875,000

- Wonderful Home With Equestrian Facilities
- Beautiful Four Bedroom Detached House
- Re-Fitted Kitchen - Boot Room - Rayburn
- Stabling - Menage - In All approx 2.5 Acres

Tenure: Freehold

EPC Rating: F



To find out more information or to arrange a viewing call

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