



Woodlands, Holford, Somerset





A wonderful, late 18th century country house set in over 20 acres amidst **beautiful and unspoilt** Somerset countryside.

Summary of accommodation

Woodlands

Entrance hall | Reception hall | Drawing room | Dining room | Study
Kitchen/breakfast room | Inner hall | Cloakroom | Bee room
Laundry room Pantry

Suite of seven basement storage rooms | Wine cellar | Double garage | Boiler room | Gardener's WC

Principal bedroom with en suite bath and shower room | Four further double bedrooms | Two family bathrooms | Separate WC

Parking | Double garage block incorporating additional single carport
Stable block incorporating three bedroom cottage (Stable Cottage), tack room, four loose boxes and hayloft | Further outbuildings
Victorian lean-to greenhouse | Formal walled garden | Hard tennis court | Pasture | Woodland | Two ponds

Stable Cottage

Hall | Living room | Kitchen/breakfast room | Cloakroom
Three bedrooms | First floor bathroom

In all about 20.41 acres (8.26 hectares)

Distances

Holford 0.8 mile, Kilve village & beach 2.5 miles,
Nether Stowey (GP surgery) 3.5 miles, Bridgwater 11 miles
(Exeter St. David's 40 minutes/Bristol temple Meads 50 minutes/
Paddington 2 hours 30 minutes), Junction 24 M5 12 miles,
Junction 23 M5 13.5 miles, Taunton 14 miles (London Paddington
1hr 40 minutes), Bristol Airport 35 miles, Bristol City Centre 48 miles
(All distances and times are approximate)



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Location

Woodlands is situated amidst unspoilt countryside in the lee of the appropriately named Woodlands Hill and within the Quantock AONB. It is about half a mile as the crow flies from the small village of Holford, which sits astride the A39 and is a vibrant community with a parish church, village hall and popular pub (The Plough Inn Tripadvisor 4.5). It also has a thriving cricket club and bowling green.

The neighbouring village of Kilve has an adjacent beach overlooking the Bristol Channel and a premier convenience store for emergencies. Most day to day needs can be met in the large market town of Bridgwater, which with a population of over 41,000 has an excellent choice of shops and businesses.

Local transport links are good too. Bridgwater has a mainline train station with direct services to Exeter, Bristol and London Paddington and the train from Taunton to London Paddington is fantastic and only takes 1 hour and 40 minutes. Junctions 23 and 24 on the M5 are both 25 minutes away and Bristol Airport in under an hour. The wider area also has a good selection of schools from both the state and independent sectors.

Woodlands

Built around 1790 in the classic style of the age, Woodlands is a fine, late Georgian country house set within unspoilt, level countryside. The house is close to the edge of the Quantock Hills and looks on wooded hillsides to the front, with northerly views stretching behind to the Bristol Channel and Hinkley Point. It was once the home of the poet and philanthropist John Kenyon, who introduced Browning to his future wife Elizabeth Barrett and most recently has been the much-loved home of the same family for the past 27 years. The house has clearly been well maintained but is now a little tired and dated and therefore presents a wonderful opportunity for a new owner to restore and modernise it, subject to its Grade II listing. It has three storeys including a lower basement floor, with the exterior walls covered in roughcast rendered under a Welsh slate roof. The house also has tall, 12-pane sash windows, a south-facing front and western side incorporating an impressive two-storey bow, which all combine to fill the inside with natural light.





The interior has retained its original grandeur along with many of its original architectural fittings including fireplaces, joinery including moulded skirting boards, doors and door surrounds, fireplaces, dado and picture rails, cornicing and an elegant front staircase lit by a tall stairwell window. The ground floor has a long, central reception hall, four reception rooms, a large, west-facing kitchen/breakfast room and a wonderfully sized laundry/boot room.

The first floor rooms are arranged as a mirror to those on the ground floor incorporating five big double bedrooms arranged around a long, central landing that looks down the deep stairwell at one end. The principal bedroom has south and west-facing windows with lovely rural views and an en suite bath and shower room, whilst the remaining four bedrooms share two family bathrooms.

The basement floor incorporates a suite of nine rooms including the wine cellar.



Approximate Gross Internal Floor Area
828.4 sq m/ 8917 sq ft (includes basement
and Stable Cottage, excludes outbuildings)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Stable Cottage and Outbuildings

Behind the house to the north is a courtyard of brick/timber-built ancillary outbuildings and a stone-built, Grade II listed stable block, which dates from the same period as the main house and incorporates four loose boxes, tack room and hayloft. Attached to the stable block is a three bedroom, stone-built cottage, called Stable Cottage, which has a living room, kitchen/ breakfast room and three bedrooms plus its own courtyard garden and parking. In addition to parking within the courtyard there is further parking and a garage block incorporating a double garage and single carport to the rear of the ancillary outbuildings.

Garden and Grounds

Designed to originally provide carriages with convenient access to and from the house, the drive is double ended approaching both from the east and the south, with a turning ellipse immediately in front of the house. The gardens and residential grounds extend all the way around the house and are primarily lawned with areas of hard and soft landscaping and incorporating a walled garden behind the stable block, woodland and a hard surfaced tennis court, which requires resurfacing.





The walled garden, which is enclosed by high walls of red sandstone, is also Grade II listed. Pasture divided into four paddocks and enclosed by post and rail fencing extends primarily outwards from the garden to the south, south east and west, with a fourth, smaller paddock in the north west corner adjacent to the tennis court. In all, the grounds extend to about 20.41 acres (8.26 hectares), of which the garden and additional area around the house and outbuildings is about 2.91 acres (1.18 hectares).

Services

Mains water and electricity. Private drainage. Oil-fired central heating.

Agent's Note

There is a little-used public bridleway running along the lane behind the ancillary outbuildings.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Directions (Postcode TA5 ISE)

what3words: ///plea.lottery.modifies

Head west out of Bridgwater on New Road/A39, signed to Minehead. Stay on the A39 for seven miles to the village of Nether Stowey. From the far side of the village continue along the A39 and the driveway entrance to the property will be found on the right after two miles. Take the righthand fork crossing the cattle grid and continue up the drive for 250 yards to the house.

Property information

Tenure: Freehold

Local Authority: Somerset Council (www.somerset.gov.uk)

Council Tax: Band G

EPC Rating: F

Guide Price: £2,250,000



