

Gatesmoor, Hawkrigde, Somerset





An enchanting, unlisted cottage in the **unrivalled setting of a lush unspoilt valley** with views over Hawkridge Reservoir and set in about an acre.

Summary of accommodation

Gatesmoor

Ground Floor: Porch | Hall | Rear hall | Sitting room | Dining room | Sun room | Kitchen/breakfast room | Utility room | Shower room

First Floor: Landing | Principal bedroom with en suite bath and shower room | Double bedroom with en suite shower room | Single bedroom

Garden and Grounds: Parking | Double garage | Home office | Summer house | Tool store | Log store | Garden

In all about 0.82 acres

Distances

Spaxton 1.2 miles, Bridgwater 6 miles, Bridgwater station 6.5 miles, Junction 24 M5 8 miles, Taunton 8.5 miles, Taunton station 8 miles

(All distances are approximate)



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Location

Gatesmoor is situated on the boundary of the Quantocks Area of Outstanding Natural Beauty and sits within a swathe of beautiful, unspoilt countryside, well back from a quiet country lane and overlooking Hawkridge Reservoir. It has no neighbours close by and is conveniently only about a mile and a quarter from the thriving small village of Spaxton, which is served by a community shop, church, village hall and a pub. Almost all day to day requirements are available from the nearby, large market town of Bridgwater, which is about twenty minutes away by car and has a wide selection of shops and local businesses. Hawkridge is renowned for its fly fishing with stocks of rainbow and brown trout.

Schooling within the local area is good. The choice includes three CofE primary schools within a three-mile radius and a selection of independent schools including King's and Queen's Colleges in Taunton, Millfield and Blundells.

Gatesmoor is set back from a quiet country lane but has good access via local roads to Junction 24 on the M5, the A38, A358 and A39. Taunton station, 8 miles away, has fast trains to Paddington (1 hour 45 minutes). Bridgwater also has a railway station on the Bristol to Taunton line with fast access to Bristol (26 minutes). In addition Bristol and Exeter airports are both only about an hour's drive away and offer flights to various UK and international destinations.

Main House

Positioned about halfway along the southern shore of Hawkridge Reservoir, which extends over 32 acres along the Peart Water valley, Gatesmoor has no near neighbours and unparalleled views along the length of the reservoir and over the beautiful, surrounding countryside. Originally a pair of semi-detached cottages built around 1800, Gatesmoor sits centrally within its grounds and is not listed. It is largely built of local, painted stone under a clay pantile roof and has been the much-loved home of the current owners for the past 36 years. During that time, it has undergone an ongoing programme of maintenance and improvement and today is clearly well-maintained and beautifully presented.



The original cottages would most likely have been built for local agricultural workers and their families, with a two-up, two-down configuration in each cottage. The subsequent conversion into a single dwelling therefore lent itself to a classic, four-square layout around a central hall and first floor landing. The kitchen extension and sun room were then subsequently added. The front of the cottage faces southeast which means that the dining and sitting rooms and the two double bedrooms above look out across the grounds towards the steeply wooded side of the valley. The best views are reserved for the back of the house, where the sun room with its large picture windows on three sides and the adjacent kitchen/breakfast room, look across the garden to the water below and to the wooded uplands at the western end of the reservoir.

The layout of accommodation within the cottage flows well and is filled with natural light, with well-proportioned rooms all with good ceiling height. It has retained many of its original architectural features. These include chamfered ceiling beams, window seats and fireplaces in both main reception rooms, with the one in the sitting room fitted with a Clearview wood-burning stove.



The kitchen is light and airy and fully fitted with numerous pale blue units, Wharf Seamless worktops, an integrated one and a half bowl sink and a fitted Rangemaster electric range cooker. The wide, northwest-facing window overlooks a large paved terrace with spectacular views over the garden and the water and provides ample natural light throughout the day and evening.

Upstairs the cottage has a centrally positioned, split-level landing with windows at either end, so it is well lit throughout the day. There are three bedrooms, the principal of which has an en suite bath and shower room and four built-in wardrobes, whilst the other double bedroom has an en suite shower room plus a built-in double wardrobe. The third bedroom is a good-sized single at the rear of the cottage and has sole use of the shower room located on the ground floor.

Outbuildings and grounds

Gatesmoor is approached off Lawyer's Hill via a gravelled drive, which opens out to a generously sized parking area, with space for several cars. A path leads to the cottage, which has a gravelled dining area to the front and two paved terraces behind. There is also a large double garage with its own separate road access. The garden and grounds slope gently down towards the water and are enclosed by mature field hedging. They are designed to be easily maintained and consist mainly of extensive lawns dotted with a variety of mature trees and flowering shrubs. Within the grounds are a selection of outbuildings: tool and log stores adjacent to the rear terraces and a timber summer house overlooking the grounds and the reservoir and fronting onto its own paved terrace. The chalet style home office is located in the small wild flower meadow.

Services

- Mains electricity
- Private water supply & purification plant
- Private drainage via recently installed treatment plant
- Oil fired central heating
- Broadband circa 14 MB/S
- Total area = 0.82 acres approx.



Directions

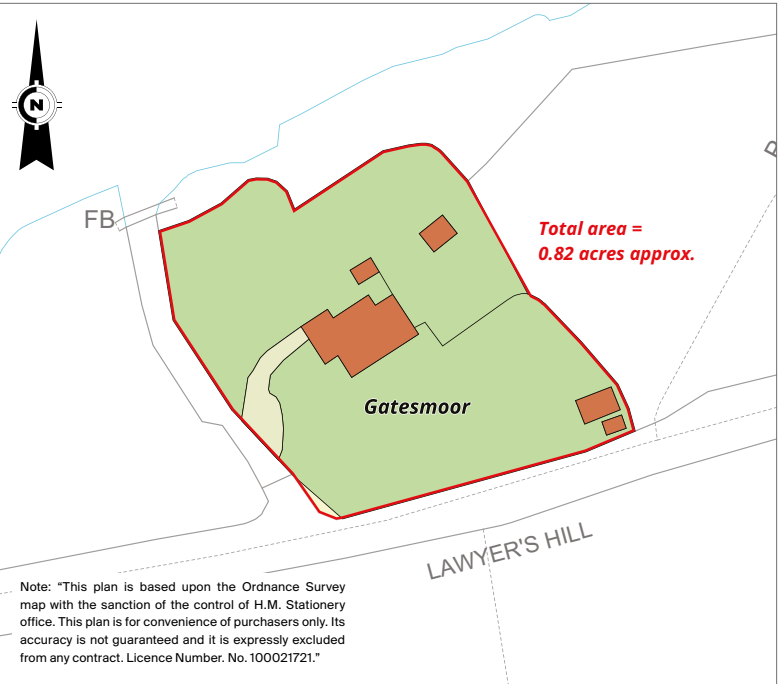
Postcode: TA5 1AL
What3words: ///area.luck.breeze

Viewings

All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP

Property information

Tenure: Freehold
Local Authority: Somerset Council (www.somerset.gov.uk)
Council Tax: Band G
EPC Rating: F



Approximate Gross Internal Floor Area
220.7 sq m / 2375 sq ft
(excluding 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.



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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