



West Acres



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Splatt Lane, Spaxton, Bridgwater, Somerset, TA5

Nether Stowey 3.8 miles, Bridgwater 6.4 miles, Taunton 9.4 miles

Perfectly Suited To Equestrian Or Small-Holding Interests

- Motivated Vendor
- Stunning 360° Views
- Equestrian Potential
- Paddocks & Outbuildings
- Mid-Century Detached Home
- Idyllic Position
- Approx 3.25 Acres Total
- Quantock foothills
- On The Edge Of Thriving Village
- Freehold

Guide Price £750,000

SITUATION

Located on the edge of the popular village of Spaxton, a setting that enjoys lovely countryside views at the foot of the Quantock Hills AONB, with superb walking and riding nearby. The village offers a vibrant community with Shop and Post Office, Village Hall and playing fields, Primary School, Church and Pub, with further amenities in Nether Stowey (approx. 3 miles).

Taunton provides comprehensive shopping, excellent schools, cultural facilities, the County Cricket Ground and a mainline rail link to London Paddington. The M5 is easily reached via Taunton (J25) or Bridgwater (J23/24).

DESCRIPTION

West Acres, constructed in 1953, benefits from south facing private gardens and 360 degree uninterrupted views of the Quantocks to the west and the Mendips to the east. Set within approx 3.25 acres of gardens and pasture, with outbuildings and two fields.



ACCOMMODATION

A porch opens into a generous entrance hall with access to a cloakroom/shower room, separate WC and a versatile study or hobby room with French doors opening to the garden, currently used as a pottery studio. The ground floor offers excellent flexibility, including a superb 10 metre dual aspect living room that can be divided into two reception areas via oak panelled folding doors. The dining room/snug features a log burner and leads into a kitchen/breakfast room with Belfast sink, larder cupboard and lovely outlook over the garden and paddocks. A utility room, boot room, garage and a conservatory enjoy an outlook across the vegetable garden and to the hills beyond.

Upstairs, a light landing with feature window gives access to four bedrooms, all enjoying far reaching countryside views. The principal bedroom is dual aspect, while the second bedroom opens onto a west facing veranda, an idyllic spot for an evening drink. A family bathroom and separate WC complete the accommodation.

OUTSIDE

Outside, doors from the reception rooms open to a walled terrace leading to a beautifully maintained formal garden with lawns, established beds, trees, and a productive vegetable area. Two well kept paddocks lie beyond, with gated vehicular access with the property totalling approx 3.25 Acres. The grounds wrap around the property and include two useful outbuildings and a stable with power, plus a modern tractor shed. At the front of the property a five bar gate opens to the driveway, providing ample parking for multiple vehicles and turning space.

SERVICES

Mains electricity, water. Private drainage - Septic tank complies with general binding rules 2020. Oil fired central heating and two wood burning stoves. There are ten PV panels on the south facing elevation with battery and benefit from a Feed-in Tariff. Standard broadband available (Ofcom), Mobile signal good outdoors (Ofcom). Please note the agents have not inspected or tested the services. Council Tax band G

AGENTS NOTE:

Please note the shepherds hut in the garden is not included in the sale and will be removed prior to completion of a sale. There is a further opportunity to rent an additional 2.5 acres of grazing land which borders the property. The property is free of any footpaths or rights of way.

DIRECTIONS

From Taunton, head north through the village of Kingston St Mary, at the crossroads at the top of Buncombe Hill bear right signposted Enmore and continue along this road. Take the next left hand turn signposted Merridge and Spaxton, continue along this road until Merridge Hill meets Bush Road. Turn right onto Bush Road, signposted Spaxton and Bridgwater. Follow this road taking the left hand turn onto Splatt Lane opposite the primary school, continue along for 0.5 mile and the property can be found on the left hand side as denoted by our For Sale board.

What3words: ///dominate.flattery.spared



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		77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	45	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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