



DODINGTON

Nether Stowey, TA5 1LE

Price Guide £775,000

Tamlyns

PROPERTY DESCRIPTION

Nestled in the picturesque foothills of the Quantocks, an Area of Outstanding Natural Beauty, this historic six-bedroom detached family home offers a unique blend of charm and modern living. Located in Dodington in Nether Stowey, this property is perfect for those seeking a tranquil lifestyle while still being within reach of local amenities.

Situation

*Period Detached Property*6 Bedrooms*5 Bathrooms*2 Reception Rooms*Fully Renovated*Approximately 2.88 acres of land*

Local Authority

Somerset Council Council Tax Band: E
Tenure: Freehold
EPC Rating: E

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON
THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 454500

house.sales@tamlyns.co.uk



PROPERTY DESCRIPTION

Description

As you enter this splendid residence, you are greeted by an expansive open-plan kitchen, dining, and living room, designed to be the heart of the home. This space is ideal for both entertaining guests and enjoying family time. The property boasts two additional reception rooms, providing ample space for relaxation or study.

With six generously sized bedrooms, including four en-suite bathrooms, this home is perfect for larger families or those who enjoy hosting visitors. The five bathrooms ensure that there is no shortage of facilities, catering to the needs of a busy household.

Outside, the property is set within three acres of private land, offering a serene garden space that is perfect for outdoor activities, gardening, or simply enjoying the stunning views of the surrounding countryside. Additionally, the property provides parking for up to seven vehicles, making it convenient for families with multiple cars or for entertaining guests.

Accommodation

All measurements are approximate:

Additional Information

This property has been fully renovated and has wood secondary glazing and underfloor heating. The property is situated in a conservation area and has a separate self-contained annexe which is currently integrated into the main living accommodation but would make an ideal Air B & B or family accommodation.

Entrance

Porch with door into:

Kitchen

15'9 × 12'6 (4.80m × 3.81m)
Double aspect secondary glazed windows to rear, Modern kitchen units with contrasting roll edge work surface, space & plumbing for dishwasher. Space for range with extractor over, double Belfast sink with Mixer tap, space for free standing Fridge/freezer with spot lighting and tiled flooring. Underfloor heating, larder cupboard with shelving, breakfast bar and wine coolers and pan drawers.

Breakfast Room

Under stairs storage with secondary glazed windows to side and rear. Stairs rising to first floor leading to Full height Vaulted ceiling and secondary glazed windows to front.

Family Room

21'2 × 11'9 (6.45m × 3.58m)
Dual aspect secondary glazed windows to side, feature fire place with wood burner and tiled hearth, Tiled wood flooring. Double glazed french doors to front and double glazed window to front.

Utility Room

7 × 6'2 (2.13m × 1.88m)
Secondary glazed windows to front, range of base units, contrasting roll edge work surface, Belfast sink with mixer, space and plumbing for washing machine and tumble dryer and door to boiler, door to:

WC

Low level WC, corner wash hand basin mixer extractor fan, spot light.

Formal Dining Room

15'8" × 10'11" (4.80m × 3.33m)
Secondary glazed windows to front and rear, wood flooring, spot lights, smoke alarm, wood burner with door to:

Snug

18 × 11'11 (5.49m × 3.63m)
Secondary glazed windows to rear, feature Fire place wood burner, enclosed 2nd stairs to first floor:

Boot Room/Laundry

Dual aspect secondary glazed window to rear, french doors and tiled flooring, range of modern base units with space for range cooker, extractor Space and plumbing for washing machine, Belfast sink and mixer tap. Under stairs cupboard for storage and door to:

Bedroom 6

14'10 × 11'9 (4.52m × 3.58m)
Secondary glazed windows to rear, spot lighting Victorian style radiators with loft access through to:

En Suite

Secondary glazed window to front, corner shower cubicle, vanity sink with cupboard under, low level WC, spot lighting:

PROPERTY DESCRIPTION

Landing

Victorian style radiator, doors to all bedrooms

Bedroom 3

17'9 × 12 (5.41m × 3.66m)

Dual aspect windows to side and front with Victorian style radiators, spot lights, loft access and beams.

En suite

Double shower cubicle, his and hers vanity with storage under, Victorian style mixer taps, low level WC, spot lights, extractor and radiator.

Bedroom 4

12'5 × 12 (3.78m × 3.66m)

Secondary glazed windows to rear, two Victorian style radiators with loft access.

Family Bathroom

Panel Bath with Victorian style mixer taps, vanity sink with Victorian style taps, beams, radiator and shower cubicle. Low level WC

Bedroom 5/Study

11'7 × 8'1 (3.53m × 2.46m)

Secondary glazed windows to front, Victorian style radiator, spot lights and beams.

Master Suite

Bedroom, En-suite bathroom, Dressing Room

Master Bedroom

Secondary glazed window to rear with entrance through to:

En Suite

Corner juczzi bath and separate shower cubicle, S glazed window to rear, Low level WC, Double sinks with Victorian style taps, cupboard, radiator and spot lights

Dressing Room

28'11 × 11'11 (8.81m × 3.63m)

Spot lights, beams and dual aspect windows to front and rear Wall Mounted electric fire and Victorian style radiator through to double glazed windows to rear, Victorian style radiators and spot lights, beams and doors to:

Outside

Majority of the grounds are situated to the east of the property, outside building with storage space and plumbing

Front Garden

Gate entrance to the front driveway/paddock, outside space for relaxing and an area of land for a dwelling of individual use.

Rear Driveway

Driveway with Double Garage and steps to paddock

Garage

EV charge point

Land

In the grounds of 2.88 acres.

Material Information...

Additional information not previously mentioned

- Mains electric,
- Water meter
- Central Heating and wood burners
- Sewerage septic tank
- No Flooding in the last 5 years or not. Please state.
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location

Council Tax Band

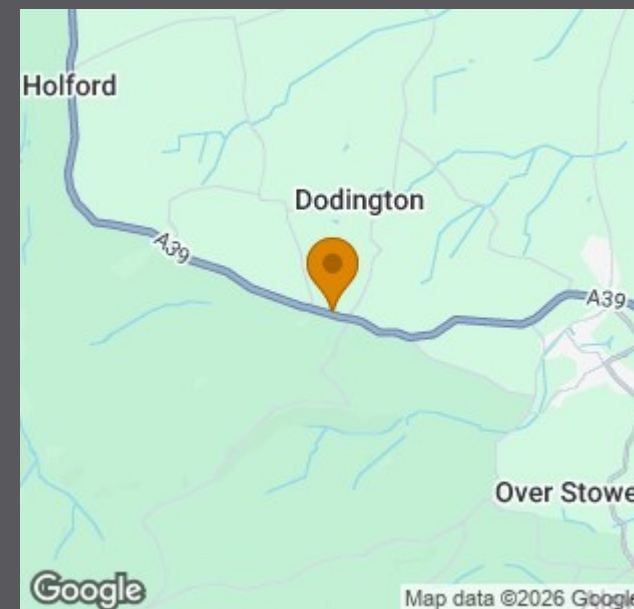
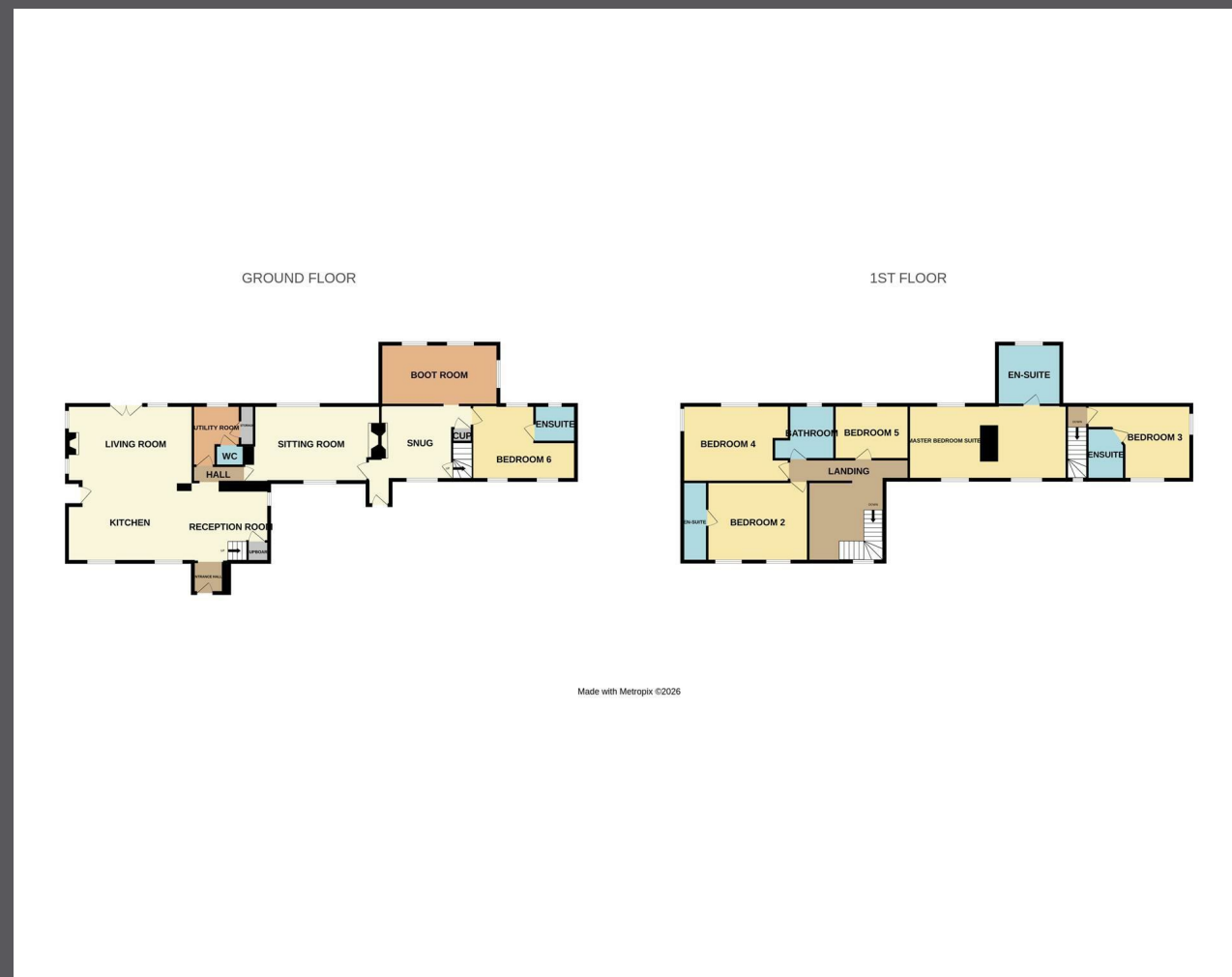
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PLAN



IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Plans - All measurements wall, doors, windows, fittings and appliances their sizes and location are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and all approximate.
3. Tamlyns Estate Agents may make the following referrals and in exchange receive an introduction fee:
Simply Conveyancing up to £240 inc VAT, HD Financial Ltd up to £240 inc VAT

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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