



Water House











# Water House

Roadwater, Watchet, , TA23 0QR

Roadwater 4.8 miles. Williton 6 miles. Taunton 18 miles.

An opportunity to purchase a fine historical (1850's) five bedroom residence with gardens and woodland. EPC Band E.

- Well proportioned detached house
- Kitchen/breakfast room
- Stream bordered gardens and ponds
- Council Tax Band G
- 3 receptions rooms
- 5 bedrooms 3 bathrooms
- 17.6 acres of woodland
- Freehold

£975,000

## Stags Dulverton

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## SITUATION

The property is situated in a rural location in the hamlet of Comberrow within Exmoor National Park. The neighbouring village of Roadwater provides every day amenities with a Post Office, shop, pub, village hall with clubs and societies. A primary school is at Washford. A wider selection of shops including supermarkets and schooling are at Williton (6 miles).

The county town of Taunton, which is approximately 18 miles away has extensive retail and commercial facilities, together with access to the M5 and a main line station with fast trains to London. There are three independent schools as well as the county cricket ground.

For those who enjoy walking, cycling and riding, there is a network of foot and bridle paths close by. The coast to the north is within easy reach with Blue Anchor Bay being 8 miles away as well as the marina at Watchet, just 5 miles away.

## DESCRIPTION

Water House was originally built as the Station Master's House for the mineral line in 1850's. It was later extensively refurbished with a major extension on the north side and now provides excellent accommodation to a high standard. It stands in its gardens with an outbuilding and parking. Opposite the house is 17.6 acres of amenity ground and mature woodland which is a haven for a wide variety of wildlife.

## ACCOMMODATION

The front door leads to a hall with stairs to the first floor and doors to the main reception rooms. The drawing room is a fine room with a stone fireplace, oak flooring and glazed doors to the garden. The double aspect dining room with tiled flooring is a wonderful space for hosting. The snug in the centre of the house is a warm and cosy room. The open plan kitchen/breakfast room is fitted with Poggenpohl units and adjoining Oak Framed conservatory is a wonderful place to sit and eat whilst looking out to the garden. On the ground floor there is also a cloakroom with Villeroy and Boch sanitary ware, a utility room and boot room with a door to the garden.







Upstairs the master bedroom enjoys wonderful views to the woodland and has a dressing room and an en suite fitted with Villeroy and Boch bathroom fittings. There are four further double bedrooms and two bath/showers rooms. Stairs lead to up to a useful attic room with two dormer windows.

### OUTSIDE

There is a glazed verandah overlooking the garden. The garden is mainly laid to lawn with shrubs, flower borders and stone terracing. A small stream runs down the side of the garden which feeds two ponds. Leading out from the breakfast room is a lovely sunny patio. There is a stone outbuilding with parking for one car and storage. Further parking is adjacent to this building

On the other side of the lane is the parcel of woodland which is a wonderful haven for wildlife.

### SERVICES

Mains electricity, there is also a backup generator.. Private water (Bore Hole) and private drainage. LPG central heating.  
Local authority: Somerset Council

### DIRECTIONS

From the A39 Williton to Minehead road turn left at the Washford Cross roundabout on to the B3190. Continue along this road to the hamlet of Sticklepath. Shortly after leaving Sticklepath the road starts to climb and Timwood Lane will be found on the right hand side. There is only a No Through Road sign and continue along this lane for approximately 1.5 miles and the property will be found on the right hand side.

### WHAT3WORDS

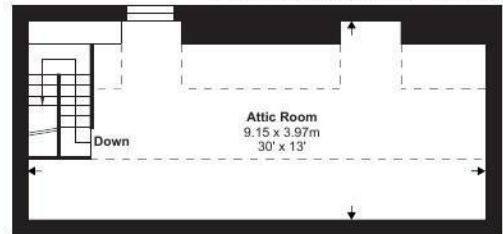
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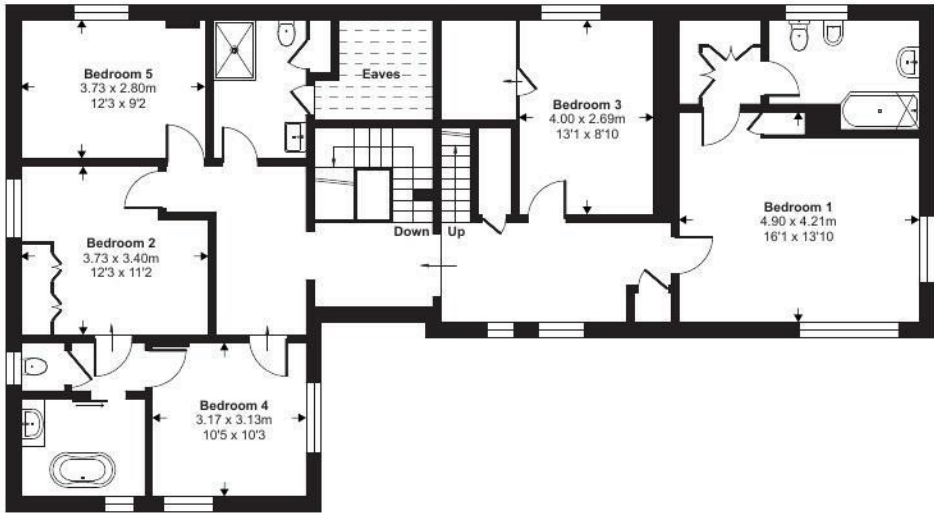
Approximate Area = 2986 sq ft / 277.4 sq m  
Limited Use Area(s) = 220 sq ft / 20.4 sq m  
Total = 3206 sq ft / 297.8 sq m

For identification only - Not to scale

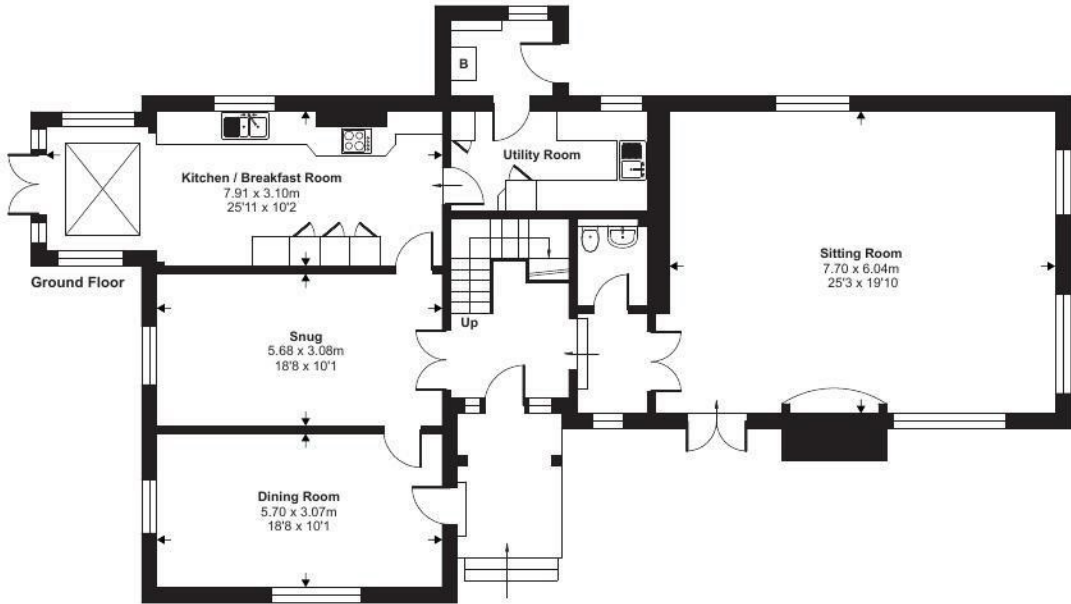
Denotes restricted  
head height



Second Floor



First Floor



Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Stags. REF: 1376153



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

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