

LODESTONE



Abbots Grange, Stawell





Abbots Grange, Stawell

TA7 9AF

Guide Price: £950,000

9 
Bedrooms

6 
Bathrooms

6 
Receptions

PROPERTY FEATURES

- Handsome Grade II listed residence with significant character
- Set within approximately 0.8 acres
- Impressive main house offering five bedrooms
- Wealth of period features
- Well-appointed kitchen and dining room with adjoining utility and boot room
- Two charming, self-contained two-bedroom cottages
- Attractive outdoor setting
- Generous parking, garaging and outbuildings, with further potential subject to consents





Tucked quietly within the gentle southern slopes of the Polden Hills, Abbots Grange is an exceptionally handsome Grade II listed home of considerable presence and charm, accompanied by two beautifully proportioned two-bedroom cottages. Set within a peaceful village setting, the property offers a rare blend of architectural heritage, versatile living and refined rural tranquillity.

The main house has an immediate sense of scale and character. A grand entrance hall, with its galleried landing and oak parquet flooring, sets a confident tone, from which the principal rooms radiate. The drawing room is both elegant and welcoming, centred around a carved stone fireplace and softened by natural light through French doors opening to the garden. A more formal dining room, complete with an impressive inglenook fireplace and flagstone flooring, provides a wonderful setting for entertaining, while a snug and a conservatory offer more relaxed spaces from which to enjoy the surrounding gardens.



The kitchen and dining room forms the centre of the home, well appointed and practical, with adjoining utility and boot room spaces that serve everyday country living with ease. Across the house, period detail remains beautifully intact — from exposed beams and Gothic arched doorways to original stonework and joinery — reflecting both its early origins and later Arts & Crafts influences.

Upstairs, five well-proportioned bedrooms are arranged around the generous landing, including a principal suite with dressing room and en suite, enjoying far reaching views towards the Polden Hills. A second en suite bedroom and family bathroom complete the accommodation.





Cottages

Garden Cottage and Courtyard Cottage — offer exceptional flexibility. Whether used for multi-generational living, guest accommodation, home working or income generation, both cottages are self contained and characterful, each with two bedrooms and well-balanced living spaces.

Outside

The gardens are a particular highlight, extending to just over 0.8 acres. Thoughtfully designed and beautifully established, they offer a series of spaces to explore and enjoy — from sweeping lawns and a formal pond to a Bath stone colonnade draped in climbing roses. Sheltered seating areas, a stone bothy and a small spinney add to the sense of quiet seclusion and timeless appeal. A range of outbuildings, including garaging, workshop and stores, provide further opportunity, subject to the necessary consents.

Situation

Stawell is a pretty village in the district of Sedgemoor situated on the southern slopes of the Polden hills. The village has a very friendly community with a church and a village hall, hosting many varied activities and clubs. There are orchards, woods and farmland in the surrounding area and many footpaths for walking.

The village is good for cycling being situated on a Sustrans cycle route and also benefits from being on a bus route. Stawell is conveniently situated near Street, Bridgwater and Glastonbury where all the usual amenities are located. Edington, just over a mile away has a shop, post office and an excellent doctor's surgery. Clarks Village shopping centre is a few miles away.



Junction 23 of the M5 is approximately 4 miles away, and the county town of Taunton is reached via a short drive along the motorway at Junction 25. There are rail links in Taunton, and both Bristol and Exeter airports are less than an hour's drive away.

Schools

There are a number of excellent state primary, secondary and independent schools in the area that include Millfield, Strode College in Street and the Taunton schools.

Directions

Post code: TA7 9AF

What 3 words: ///firm.posting.appraised

Viewing by appointment only.

MATERIAL INFORMATION

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

PART A

Local Authority: Somerset Council

Council Tax Band: Abbots Grange F, Courtyard Cottage C, Garden Cottage C

Guide Price: £950,000

Tenure: Freehold

PART B

Property Type: Detached

Property Construction: Standard

Number and Types of Rooms: See Details and Plan, all measurements being maximum dimensions provided between internal walls

Electricity Supply: Mains Supply.

Water Supply: Mains Supply - Metered

Sewerage: Mains Drainage

Heating: Oil fired central heating

Broadband: Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Mobile Signal/Coverage: Please refer to Ofcom website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Parking: Garage for 3 cars and large courtyard for parking c6 cars

PART C

Building Safety: The vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.

Restrictions: We are not aware of any significant/material restrictions, but we would recommend you review the title/deeds of the property with your solicitor.

Rights and Easements: We are not aware of any rights or easements in relation to this property however we advise you seek solicitors confirmation on this

Flood Risk: According to the following website <https://check-long-term-flood-risk.service.gov.uk/risk#> the property is at very low risk of flooding from surface water or rivers and the sea

Coastal Erosion Risk: N/A

Planning Permission: We are not aware of any undecided planning applications within the vicinity of the property but your solicitor can advise as this matter can alter

Accessibility/Adaptations: N/A

Coalfield Or Mining Area: N/A

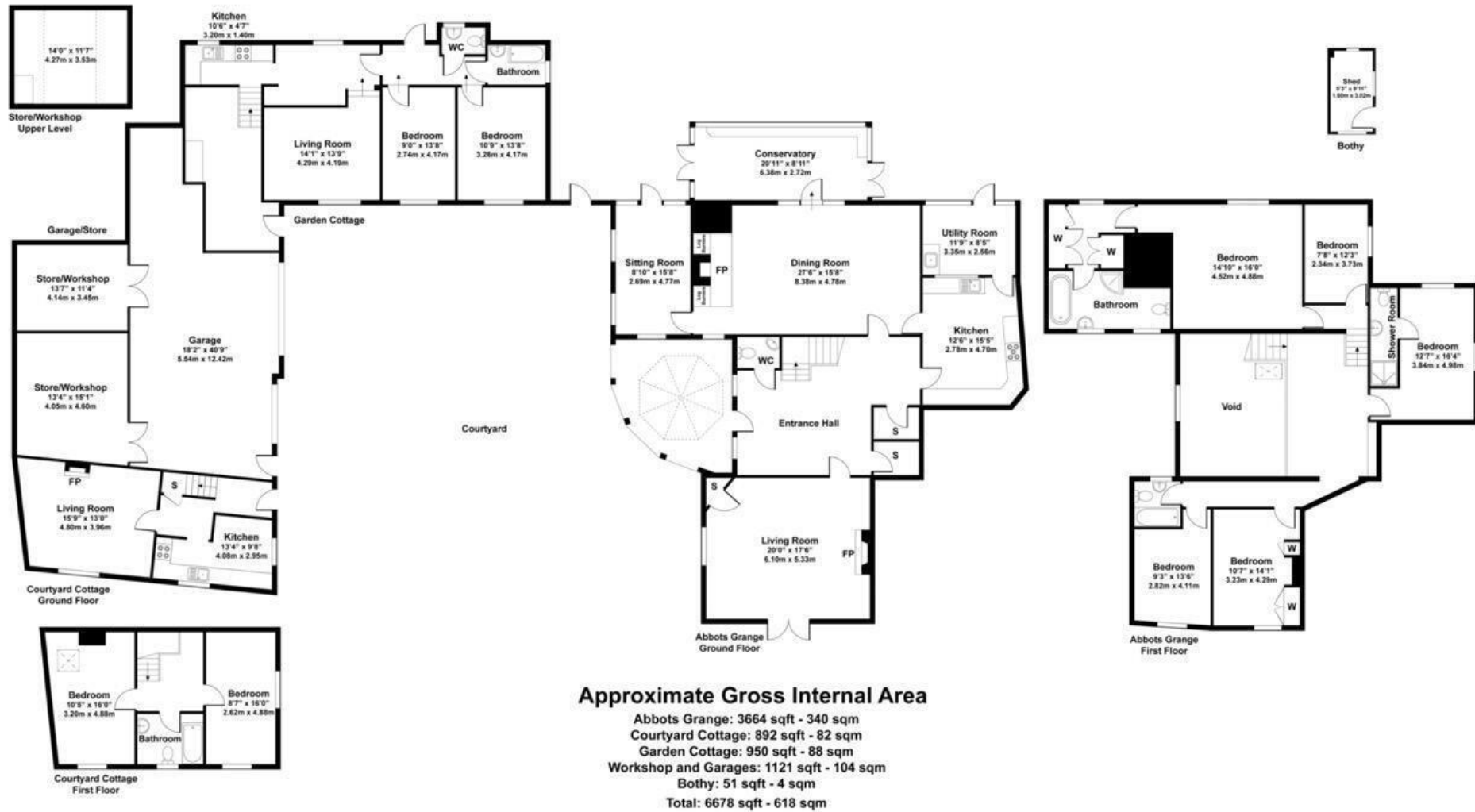
Energy Performance Certificate: N/A

No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for any changes post compilation or any accidental errors or omissions.

Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.



Abbots Grange, Ford Lane, Stawell, Somerset, TA7 9AF



Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.

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