



Lower Woodbrook











# Lower Woodbrook

Lowton, Taunton, , TA3 7ST

Taunton Town Centre 5 miles,

A beautifully restored Grade II listed partially thatched Somerset longhouse with substantial converted barn and lovely partially walled gardens situated in an enviable countryside setting within one of Taunton's most popular locations.

- Beautiful detached thatched property
- Sitting room with impressive inglenook fireplace
- Snug and sizeable study
- Two converted detached barns
- Grade II listed
- Renovated throughout
- Stunning kitchen/family room with central island
- Five bedrooms, including three en-suite
- Lovely mature gardens of 1.3 acres
- Council Tax band G, Freehold

Guide Price £1,800,000

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## SITUATION

Lower Woodbrook occupies a wonderful setting, with a glorious outlook over surrounding countryside towards the Quantock Hills, within the centre of Blagdon Hill village. Blagdon Hill has a village inn and has a lively village community while the larger nearby village of Trull has a primary school, inns, post office, church and village store. For those with walking and riding interests, The Blackdown Hills, designated as an area of outstanding natural beauty, are very accessible with miles of footpaths and bridleways that pass through this unspoilt countryside. Taunton, the county town, is situated 4 miles to the north and has an excellent shopping centre with many well-known high street stores and a number of individual independent retailers. There are also three well-respected independent schools in Taunton as well as a junction onto the M5 motorway network and a main line railway station with frequent services to London Paddington, taking as little as 1hr45m.

## DESCRIPTION

Set in a picturesque country location yet within easy reach of Taunton, this beautiful Grade II listed home offers an exceptional blend of period character and contemporary comfort. Beautifully remodelled and sympathetically refurbished in recent years, the property showcases original beams, inglenook fireplaces and elegant architectural features throughout, balanced with modern, high-quality fittings. There are various outbuildings offering extra accommodation, storage and home office.

## ACCOMMODATION

To the ground floor the entrance hallway leads to an elegant sitting room which features a magnificent inglenook fireplace with a bressumer beam and wood-burning stove, chamfered beams, window seats and a second, smaller historic fireplace. An additional reception room is used as a cosy snug also with feature fireplace and wood burner.

A beautifully appointed kitchen/dining/family room forms the heart of the home, with a bespoke David Chappell kitchen with island, Franke 4 in 1 tap, and Rangemaster cooker with gas hob and electric oven. There are French doors on two sides which open onto a west-facing terrace, filling the space with natural light. To the rear of the kitchen is a utility room with under floor heating and wc. There is also a generous study beyond.

From an internal hallway a staircase leads up to the first floor, the principal bedroom offers lovely views to the garden and countryside beyond and includes a dressing room with high-quality en-suite and door to a second landing. The fifth bedroom is a generous double which benefits from a generous en-suite bathroom. There are two further well-proportioned bedrooms and a beautifully refitted family bathroom that are also accessible from the main landing.

A separate staircase from the drawing room leads to the second landing with en-suite guest bedroom with views over the gardens, providing privacy for visitors, and a second access to the primary bedroom.







### ADDITIONAL ACCOMMODATION/OUTBUILDINGS

A substantial detached barn has been thoughtfully converted to create an impressive recreational space. Arranged over two floors, the upper level provides a superb studio/party room with a well-equipped kitchen area—ideal for entertaining, hobbies or work. The ground floor is currently used as a gym/fitness studio, and has a shower room and wc.

There is a further barn to the side which offers a huge amount of storage/conversion potential over two levels.

A further outbuilding, to the opposite side of the main house, has been converted to provide a generous sized home office and separate storage space.

### OUTSIDE

A gated driveway leads to a parking area with space for multiple vehicles and driveway which continues along around the side of the house to the barns with further parking area in front.

The delightful gardens feature mature herbaceous and shrub planting as well as many mature trees and extensive lawns, a pond and charming walled sections with a small stream meandering through. The peaceful and picturesque setting is surrounded by open countryside and is totally private.

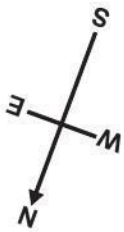
### SERVICES

Mains water and electricity. Private drainage - treatment plant and septic tank. Oil fired central heating. Underfloor heating in utility. Well water for the garden with pump. Superfast broadband available (Ofcom), mobile signal likely available outdoors (Ofcom). Please note the agents have not inspected or tested the services.

### DIRECTIONS

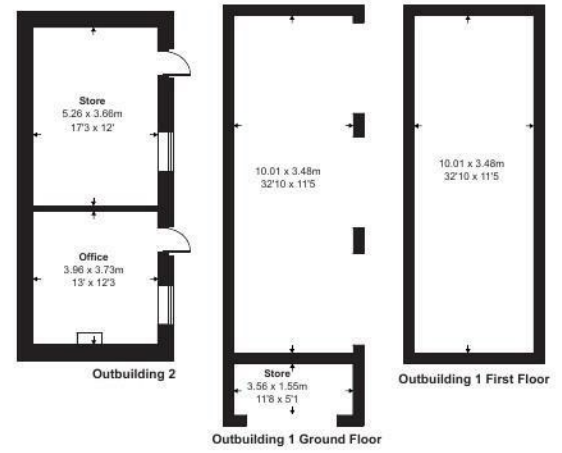
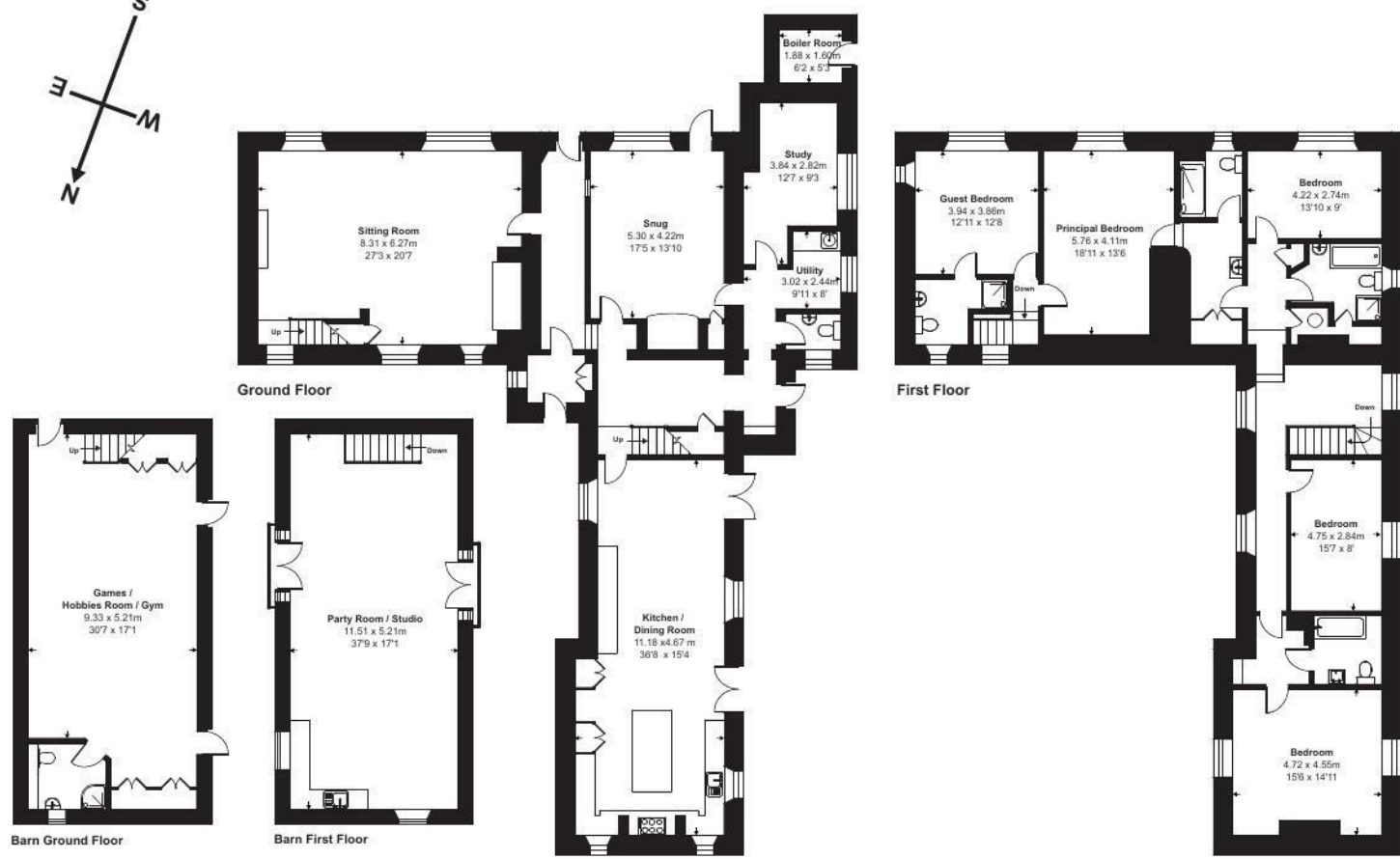
From Taunton proceed in a southerly direction along Honiton road passing Queens College on your right. Proceed out of Staplehay and Trull and pass over the M5 motorway. Proceed for a couple of miles into the village of Blagdon Hill and turn right on a bend signposted to Pitminster. Proceed along this road bearing left at a grass triangle. Continue for a further half a mile passing Howleight House on the right and the entrance drive with wooden gates to Lower Woodbrook will be found on your left.





Approximate Area = 3711 sq ft / 344.7 sq m  
Boiler Room = 35 sq ft / 3.2 sq m  
Barn = 1286 sq ft / 119.4 sq m  
Outbuilding = 1211 sq ft / 112.5 sq m  
Total = 6243 sq ft / 579.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Stags. REF:



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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         | 70        |
| (55-68) D                                   |                         |           |
| (39-54) E                                   | 42                      |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |







