

# RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



ABBOTS GRANGE, FORD LANE, STAWELL, SOMERSET, TA7 9AF



**ABBOTS GRANGE,  
FORD LANE, STAWELL, SOMERSET, TA7 9AF**

Edington 2.2 miles, Junction 23 M5 4.3 miles, Bridgwater 5.5 miles, Glastonbury 9.9 miles, Taunton 19 miles, Bristol Airport 26.5 miles, Bristol 34 miles. Taunton to London Paddington 1hr 52 mins. (Distances and times are approximate).

A strikingly handsome attached, Grade II listed period house with two two-bedroom attached cottages, which enjoy a peaceful setting in this quiet village within the southern slopes of the Polden Hills.

The very generous principal accommodation has a wealth of charm and character, with living space including a large entrance hall, drawing room, dining room, kitchen diner, utility, conservatory, snug and 5 bedrooms serviced by two ensembles and a family bathroom.

Additionally, Abbots Grange has two ancillary cottages both of which have two bedrooms and could offer extra accommodation, office space or rental income, as well as large stone garaging, a workshop and extra storage with potential for further development. To the rear there are splendid, mature gardens with lots of privacy and extend to just over 0.8 acres approximately.

**Offers In Excess of £1,000,000**

**Location**

Abbots Grange lies at the edge of the village of Stawell, which is a charming, quiet village lying on the south side of the Polden Hills, off the beaten track yet offering easy access to the M5 and neighbouring towns. It offers a friendly and active community, with further local information available on [www.stawellvillage.info](http://www.stawellvillage.info)

The surrounding towns and villages of the area are all within easy reach and provide a comprehensive range of cultural, sporting and commercial amenities.

**Description**

This delightful house stands alongside a quiet lane and, according to local folklore, it is said to be a stopping off place for pilgrims travelling to Glastonbury. Although current research goes back to the 1700s, records of its earlier history are believed to be held in Longleat's Glastonbury library

Abbots Grange is a charming and very attractive property being built of blue lias stone with pale red brick infilling under a Roman clay tiled roof. It has plenty of generous-sized rooms with excellent ceiling heights and retains many architectural features throughout, including flagstone and oak parquet floors, dark stained joinery and stunning inglenook and stone fireplaces. During the Edwardian period the house was given an Arts & Crafts makeover, which amongst various changes included adding several Gothic arched doorways.





Approaching from the courtyard, an atrium style porch leads through to a grand entrance reception via a Gothic arched doorway. The entrance reception sets the tone of the property with its grand space, oak parquet flooring and galleried landing. From here, the living accommodation branches out to the drawing room, dining room, kitchen diner and cloakroom, as well as offering plenty of built in storage which includes a walk-in pantry.

The light and airy drawing room is a continuation of character and charm with its oak floor, carved stone fireplace and exposed beams, with the added feature of a walk-in butler's safe. The inset log burner will keep this lovely room warm in the cooler months, whilst in the summer, the French doors open out onto the south facing front garden area.

For more formal dining, the dining room offers plenty of space and grandeur with its impressive inglenook fireplace and flagstone flooring, whilst it leads onto both the snug which is cosy and bright and the conservatory which offers the perfect spot for less formal dining whilst enjoying the magnificent vista over the garden.

The kitchen diner is a good size and links through to both the dining room and the reception hall, as well as feeding through to the handy utility come boot room. The kitchen is fitted with a range of solid oak wall and base units, a gas fired Rangemaster oven, as well as a large fridge/freezer and dishwasher.

Ascending the carved wooden staircase to the first-floor landing, you will immediately notice the space provided by the open galleried landing, making it an ideal reading spot. All five bedrooms and family bathroom can be accessed directly from the landing and are good sizes. The principal bedroom offers an en-suite bathroom and dressing room, both enjoying a delightful outlook over the grounds and Polden Hills beyond. The second bedroom also offers an en-suite shower room as well as a high vaulted ceiling.

## Outside

The walled rear gardens are truly breathtaking and cover an approximate area of 0.83 acres. Immediately abutting the rear of the house is a terraced and gravelled seating area, ideal for outside dining and entertaining, whilst mature, well-kept lawns sweep away from the house. A stunning Bath stone colonnade with climbing roses and clematis invites you to explore the garden, where you will find a formal pond and a stone bothy tucked away on the left, whilst to the right an additional dining area is set out and afforded plenty of privacy and shelter by the west facing wall with mature grape vine which catches the evening sun. Further lawns lead off to a spinney, which is enclosed by established hedgerow.

## Garaging and Outbuildings

Abbots Grange is approached off a quiet village lane via a gateway, which leads into the main courtyard and provides access to the main house, the cottages and garaging. Between the cottages are the triple garage, workshop and storerooms, offering further potential for development, subject to the necessary consents.





## Garden Cottage

As the name suggests, this light and airy two-bedroom cottage enjoys the beautiful outlook over the rear gardens of Abbots Grange. The cottage is being used as offices by the current owners, highlighting the versatility of the wonderful addition, as it is accessed directly from the central courtyard. However, this could also make great ancillary accommodation to the main house or additional income as a rental. Accommodation comprises two double bedrooms, a split level sitting and dining room, kitchen, a large utility and entrance area, as well as a separate cloakroom and bathroom.

## Courtyard Cottage

An additional two-bedroom cottage which is also accessed from the main courtyard and overlooks the lane, which again would make a great rental or ancillary addition to the main home. The accommodation comprises an entrance hall, kitchen breakfast room and sitting room with log burner on the ground floor, with two well-proportioned double bedrooms and bathroom on the first floor. The cottage offers plenty of character with exposed stonework and beams throughout.

## Tenure and other points

Freehold. Grade II listed. The property benefits from mains water, drainage and electricity. Abbots Grange and Garden Cottage have independent oil fired central heating. Courtyard Cottage has LPG central heating and Abbots Grange also has LPG gas for the range cooker.

Council Tax Band F for Abbots Grange, Band C for the Cottages.

The property extends to c0.83acres.

## Directions

Follow the satnav directions to the village of Stawell. The property is located near the village end of Ford Lane, just a short walk from the village church. What3words: dynasties.palms.smiling

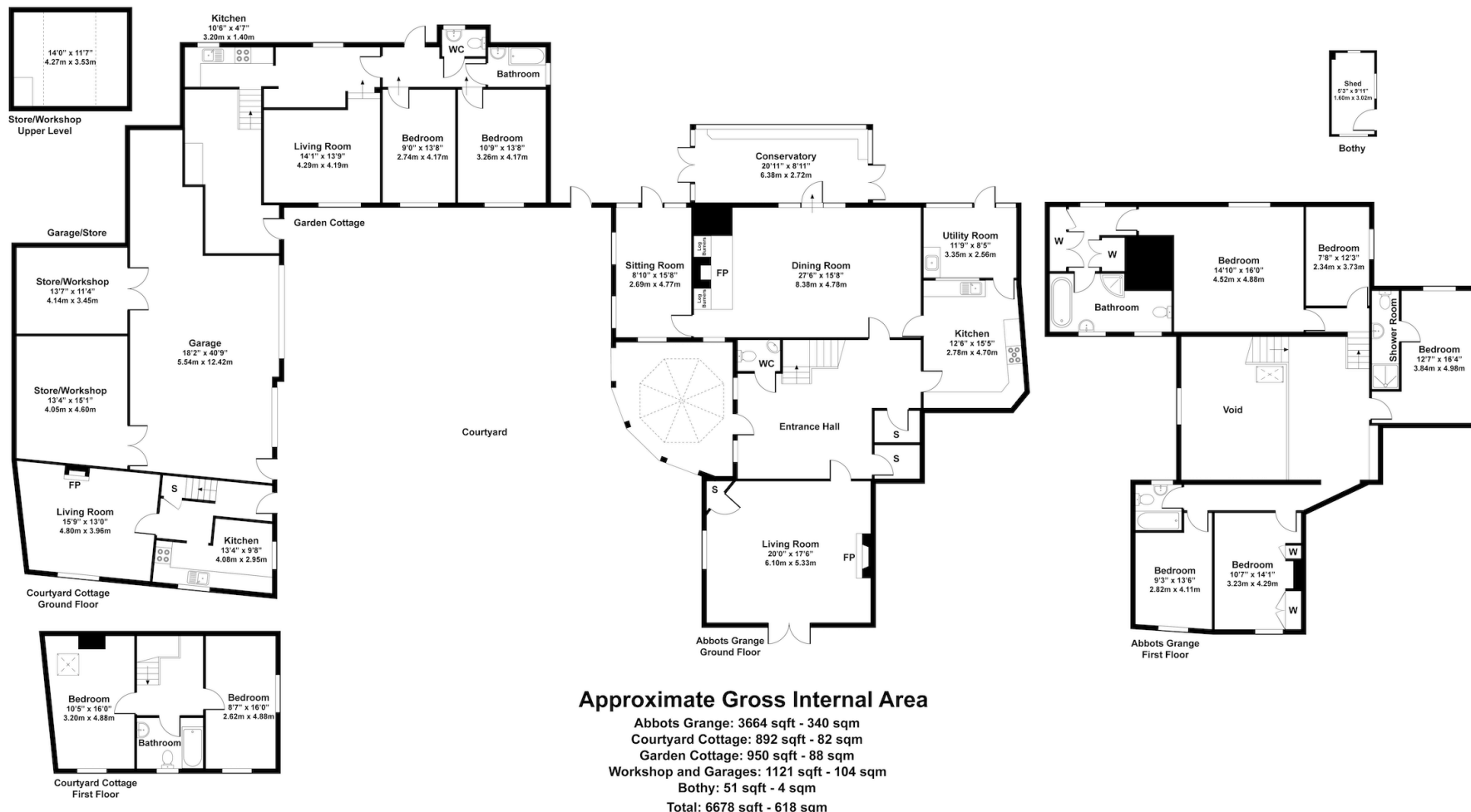
## ABOUT THIS AREA

*Stawell lies in the heart of the beautiful Somerset countryside well away from any busy roads or unsightly commercial development. The village has an active community, a village hall and a beautiful 13th century church. Within easy driving distance are various small towns and larger villages that provide a range of shopping, cultural and sporting activities. These include Glastonbury, Street, Wells, Wedmore and Bridgwater with Taunton and Bristol also within commuting distance.*

*There are some fantastic primary schools in the area, and secondary schools in Street and Bridgwater. There are sixth form colleges at Strode in Street and Richard Huish in Taunton. There are many independent schools, including Millfield in Street, Queens College, Wells Cathedral in Wells and Kings College and Taunton School in Taunton.*



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



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**VIEWINGS** - interested parties are advised to check availability and current situation prior to travelling to see any property.



