

HOLLYBROOK



MERRIDGE • SOMERSET



HOLLYBROOK

MERRIDGE • SOMERSET

Taunton 7.5 miles • Bridgwater 7.5 miles • Exeter 42.5 miles • Bristol 39.5 miles
(All mileages approximate)

A beautifully presented seventeenth century country house with converted barn, occupying a magical and peaceful setting in the Quantock Hills

Main House

Hall • Drawing Room • Study • Conservatory • Dining Room
Inner Hall • Cloakroom • Boot Room • Laundry • Kitchen / Breakfast Room with Aga

Principal Bedroom with En Suite Bathroom & Dressing Room
Three Further Double Bedrooms • Family Bathroom with Shower

Private Drive • Beautifully Stocked & Landscaped Gardens • Open Fronted Garage
Garden Store / Workshop (Original Stables)

Converted Former Threshing Barn Providing Ancillary Accommodation
Open Fronted Summerhouse • Timber Stabling with Two Loose Boxes • Terraces • Pond
Secret Garden • Paddocks • Fields (One with Stream Frontage)

In all about 6.32 hectares (15.64 acres)

Taunton Office

8 Hammet Street, Taunton, Somerset, TA1 1RZ
Telephone: 01823 325144
Fax: 01823 325170
taunton@jackson-stops.co.uk



Country Houses and Estates Office

17c Curzon Street, London, W1J 5HU
Telephone: 020 7664 6646
Fax: 020 7664 6645
london@jackson-stops.co.uk

www.jackson-stops.co.uk



SITUATION

This beautiful old house, set in the middle of its own land, occupies a highly enviable and peaceful setting in a hidden valley within the Quantock Hills, an Area of Outstanding Natural Beauty. Located at the end of a quiet country lane, the house enjoys beautiful views across an undulating landscape and faces due south enjoying all available sunshine. Totally private and tranquil, the property is within easy reach of Taunton shopping centre with many of the well-known high street stores, good independent schools, including King's and Queen's Colleges, Taunton School, King's Hall Preparatory School and the Richard Huish Sixth Form College. The heather topped beacons of The Quantocks provide magnificent views and endless riding and walking countryside. For those wishing to play golf there is an excellent and well-respected golf course at Enmore and golf courses can also be found at Taunton, Tiverton, Honiton and Berrow.

COMMUNICATIONS AND TRANSPORT

The main line Great Western service from Taunton has trains scheduled to arrive at London Paddington within an hour and forty five minutes on the fast service. Taunton also has an M5 Motorway Junction (25) and the motorway can also be joined at Bridgwater at Junctions 24 & 23. Bristol is within easy reach, the airport providing flights to the continent and some to the USA. Exeter to the south is easily accessible with its international airport and good shopping centre, including John Lewis and the Princesshay shopping mall and the mall at Cribbs Causeway provides good out of town shopping just off Junction 17 of the M5. For those wishing to travel to the continent by ferry, there are ports at Plymouth and Southampton.





THE PROPERTY

This enchanting period house is believed to date back to the early 17th century and boasts a wealth of features synonymous with a house of its age. Excellent reception space includes a spacious dining room with inglenook fireplace, beams and a wine cupboard. The drawing room also has an inglenook fireplace with a bread oven and well preserved beams. The study leads through to a particularly well-appointed and designed conservatory with slate floor and enjoys the glorious views down through the gardens to the valley beyond. The kitchen is well fitted with an Aga, French doors opening onto a pretty balcony and a three aspect window enjoying extensive views. The bedrooms are all of a good size, the principal bedroom having an en suite dressing room and bathroom with a French door out onto a delightful balcony. In addition to the main house the substantial threshing barn has been converted to provide a wonderful open plan reception room with wood burning stove, high vaulted ceiling with exposed timbers and a fully fitted kitchen area, shower room and galleried bedroom.

The principal rooms enjoy the glorious views across the fields and up to the wooded hillside. The gardens at Hollybrook provide a perfect, totally peaceful setting; they are beautifully stocked and have many features, including a circular secret garden, a south facing terrace, croquet lawn, rose covered arch and shaped topiary yews.





ACCOMMODATION

GROUND FLOOR

A **Canopy Entrance Porch** with fine timber door leads into the

Entrance Hall which has a flagstone floor, exposed beams, deep recess, staircase and doors which lead into the

Drawing Room, a delightful room enjoying glorious outlooks over the gardens and the hillsides beyond, large inglenook fireplace with a bread oven, open grate with iron canopy over and exposed beams. A door leads into the

Study with fireplace with wooden lintel and wood burning stove, recessed low level cupboards with bookcases over and French doors that lead into the

Conservatory, an excellent entertaining room with glorious views over the gardens and hillsides beyond. This beautifully designed room has natural oak framed windows along two sides and has a green slate floor, banquette seating, bookcases and natural wood cupboards concealing the round bowl sink with granite work surface, refrigerator and glass shelves. French doors lead out onto a delightful terrace.

A door from the hall leads to the

Dining Room again with a handsome fireplace with bressumer beam and canopy chamfered ceiling beams and built-in wine cupboard.

The **Inner Hall** which has a terracotta tiled floor and beautifully preserved ceiling timbers has a door into the

Cloakroom with round bowl wash basin and WC.

The **Laundry** is well fitted with a range of floor mounted cupboards with butler's sink, space for a freezer and plumbing for washing machine and dryer.

Partly glazed stable doors lead into a

Boot Room / Rear Entrance with coat hooks and a door into the **Boiler Room** with a Boulter oil fired boiler and range of fitted shelves.

The **Kitchen / Breakfast Room** is a beautifully light room with an oriel window enjoying glorious views over the gardens and the hillsides beyond and is well fitted with a range of hand painted wall and floor mounted cupboards, two oven oil fired Aga, bowl and a half stainless steel sink with cupboards below and tiled surround, separate round bowl sink, two ring Bosch hob, fitted double oven and microwave, integrated Bosch dishwasher and Siemens refrigerator, oak floor with under floor heating, plinth heaters and French doors out onto a **Balcony** enjoying the glorious views. There is a walk-in **Pantry** with useful marble pastry shelf.







FIRST FLOOR

The first floor landing stretches the length of the house and to the west a door leads through to the

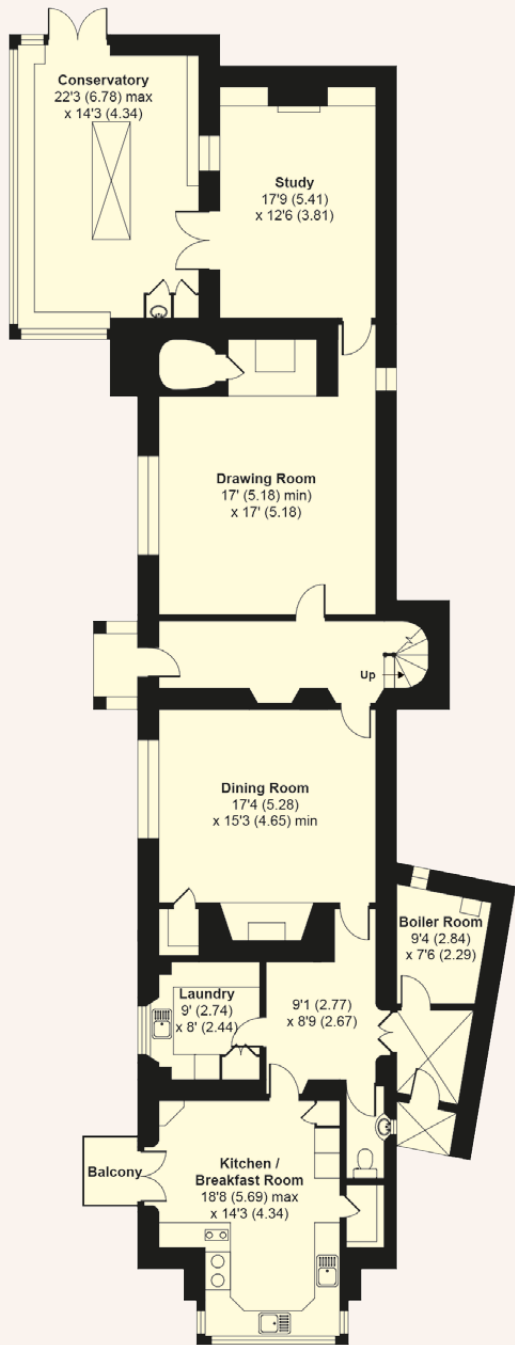
Principal Bedroom, being particularly light, with deep chimney piece, ceiling beams, double aspect and a door to the **En Suite Dressing Room**, with two walls of built-in cupboards providing excellent storage and airing cupboard housing the hot water cylinder. The **En Suite Bathroom** has particularly lovely views over the garden and two oval wash basins set into a wood surface with cupboards below, panelled bath with shower attachment, down lighting and a door out onto a **Balcony**.

There are **Three Further Double Bedrooms**, two with beams, one with a fireplace and the fourth bedroom having a double aspect, enjoying views across the garden and the hillside beyond. The inner landing has built-in cupboards, including an airing cupboard with hot water cylinder and further storage cupboard and a door through to a **Family Bathroom**, well fitted with a power-shower, panelled bath, bidet, wash basin and WC.

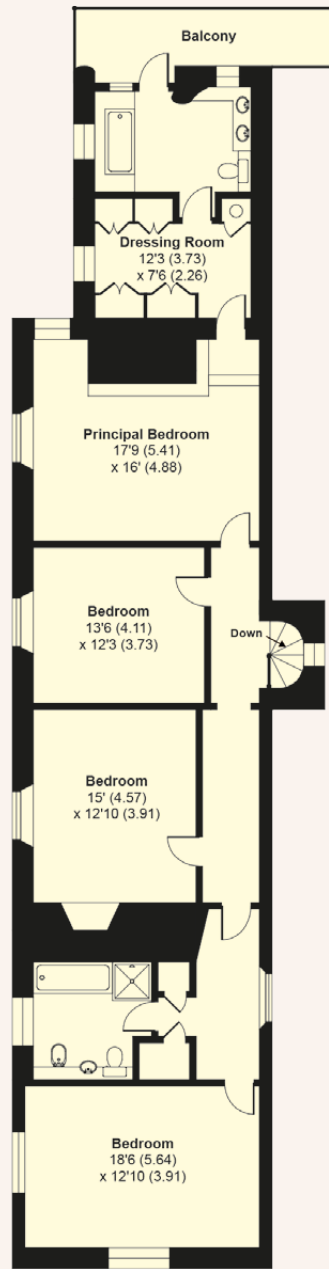


Gross internal area (approx.)
 3490 sq ft 324.2 sq metres
 (Excludes restricted head height / the barn / stable block)

For identification purposes only - Not to scale

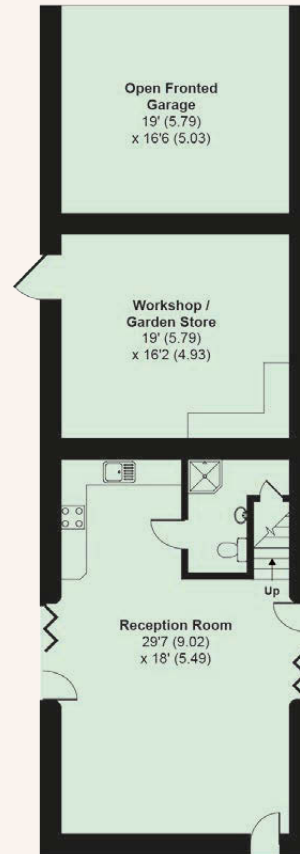
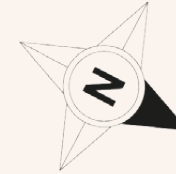


Ground Floor



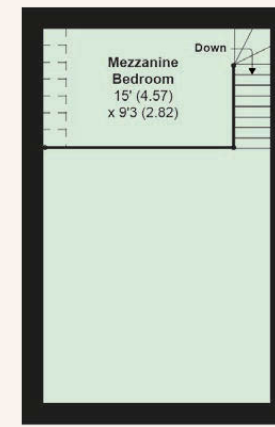
First Floor

- Main House
- The Barn
- Stable Block

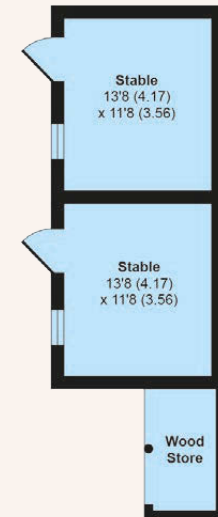


Ground Floor

Denotes restricted head height



First Floor



Not shown in actual location/orientation





The Barn

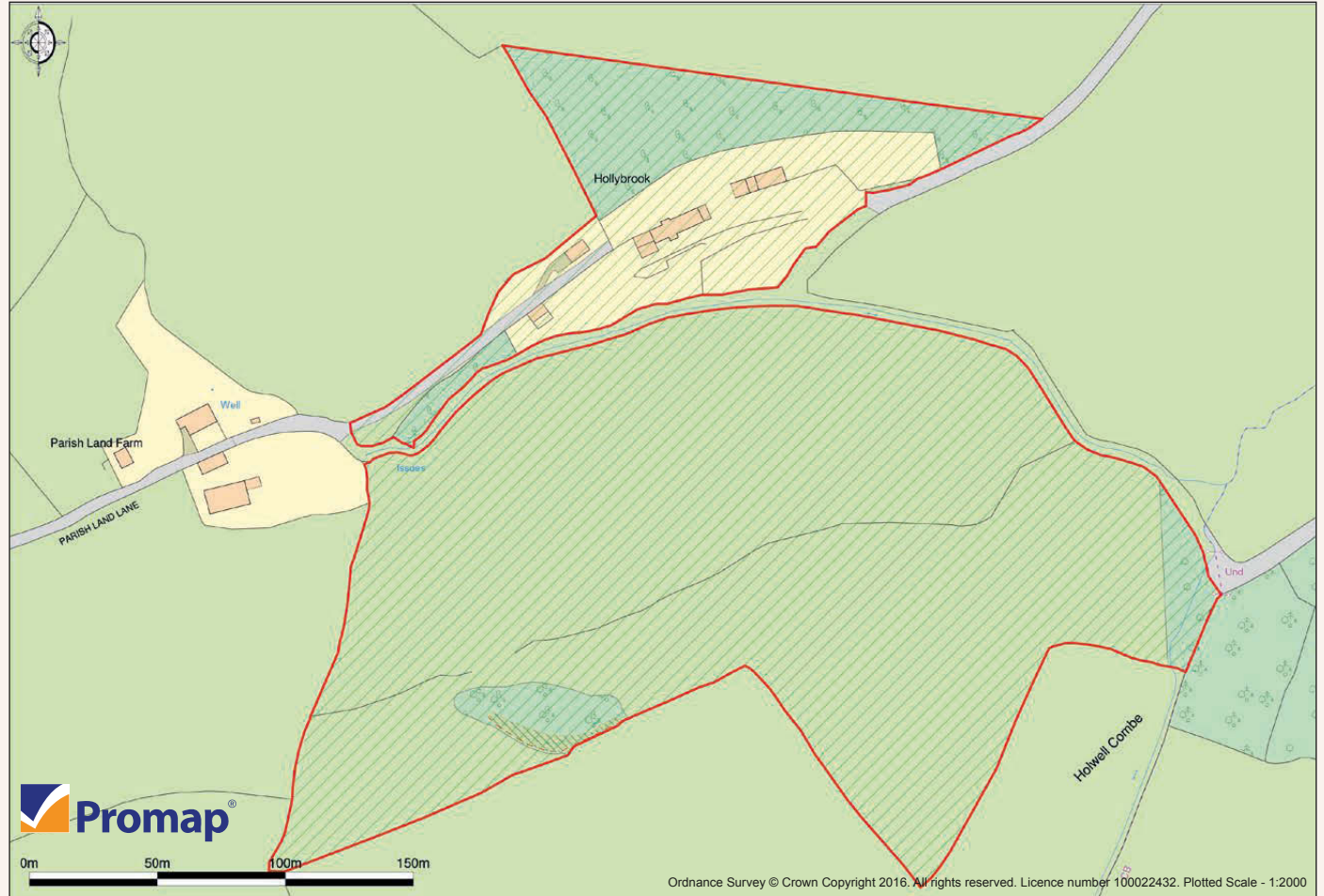
GARDENS & GROUNDS

The drive into Hollybrook passes through double wrought iron gates set between high stone walls with an intercom system. The drive leads down to the property, bounded by mature mixed hedges and trees and on the way passing a **Stable Block** comprising **Two Loose Boxes** of similar size and a **Log Store** screened with beech hedging. The drive opens up to provide **Ample Parking** in front of the **Double Open Fronted Garage**, which is attached to the **Garden Store / Workshop**, probably the original stables.

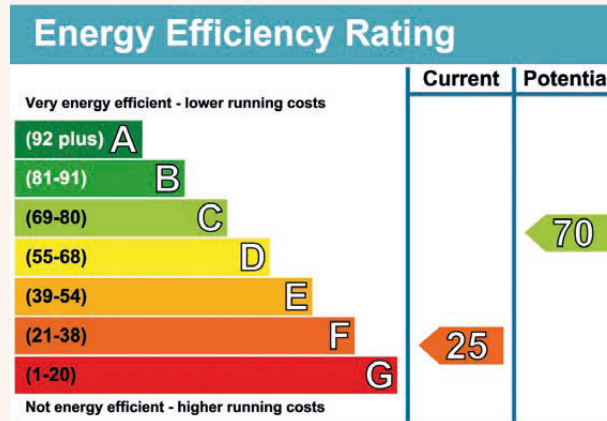
The handsome **Former Threshing Barn** has an entrance to the east side and leads into the superb double height **Reception Room** with sanded and waxed ceiling timbers and spotlights, a wood burning stove and full height glazed doors on either side to the south enjoying the glorious views. There is a fully fitted **Kitchen Area** with a range of floor mounted cupboards with oak work surfaces, granite bowl and a half sink and a four ring electric hob with oven below and extractor over, and integrated refrigerator. The **Shower Room** has a feature contemporary glass bowl sink with 'water fall' tap, shower, WC and heated towel rail. There is also a useful under stairs cupboard. A staircase leads up to the **Galleried Bedroom** with original beams and spindles.

The gardens provide the perfect setting for Hollybrook having been professionally landscaped and beautifully stocked. A deep flagstone path extends across the front of the property, is edged with lavender and has a raised bed immediately to the front with a number of hebe and Ceanothus, whilst the house is adorned with wisteria, jasmine and roses. A delightful paved terrace is found to the west of the house and French doors lead out from the conservatory onto the terrace, where there is a rectangular spring fed **Pond** with stepping stones, which lead over the pond and on through a yew arch to a higher level of lawned garden. A pathway leads up to the western most corner of the gardens where there is an **Open Fronted Summerhouse** with brick floor, lights and electricity points and a door leading out to the drive; this was probably the former piggery, but now provides an ideal **Outdoor Entertaining Space / BBQ Area**. A lawned garden stretches out to the front, interspersed with apple and damson trees. Returning to the area around the house, there is a star magnolia and weeping beech found beside the circular **Secret Garden** bordered by mature yew hedging. A lower expanse of lawn is surrounded by beech hedging and provides an ideal **Croquet Lawn** and to the east side a path leads up to a small arboretum with a number of acers, pines and bottle brush, amongst others. The beautiful stone arches of a former shippen extend to the east of the threshing barn, with a mature grapevine trained along the seven arches, and there is a deep bed with Ceanothus, cotoneaster and other shrubs, which provide a vibrant mixture of colours. There are also many varieties of roses found throughout the gardens, together with lavender bushes and jasmine which provide a pleasing blend of fragrances throughout the summer months. There is a large sloping **Field** to the north where there are clusters of silver birch and fir trees, and a **Wooden Tree House**. The main **Pastures** lie to the south and are partly separated by an old fashioned hedgerow, the further of the fields slopes down to the south to a small Stream. **In all the gardens and grounds amount to about 6.32 hectares (15.64 acres).**

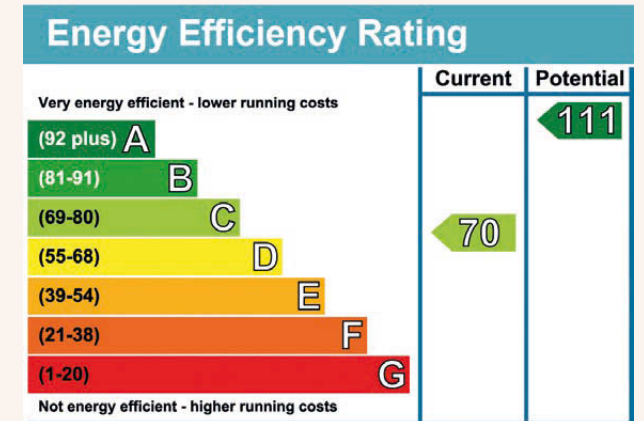




Main House



The Barn





PROPERTY INFORMATION

SERVICES

Mains water and electricity. Private drainage. Oil fired central heating.

PUBLIC RIGHTS OF WAY AND FOOTPATHS

A public footpath extends along the western most boundary hedge of the larger parcel of land. A sunken bridle path runs along the northern hedge of the same field.

LOCAL AUTHORITY

Sedgemoor District Council
 Bridgwater House, King's Square, Bridgwater TA6 3AR
www.sedgemoor.gov.uk
 Telephone: 01278 435435

TAX BAND

G

FIXTURES AND FITTINGS

Unless specifically mentioned as included in these particulars, all contents, fixtures and fittings, garden ornaments and statues, carpets and curtains are specifically excluded from the sale. Certain items may be available by separate negotiation.

DIRECTIONS

From Taunton: Proceed out of the town in a northerly direction along Station Road, passing the entrance to the railway station on your right and taking signs to Kingston St. Mary. Proceed through Kingston St. Mary and along Buncombe Hill and at The Pines Crossroads, turn right. Continue along this road for a short distance and after the Travellers Rest Inn on the left, turn immediately left, sign posted to Merridge and Spaxton. Proceed along this lane, down into the hamlet of Merridge, climb the hill and bear right then look out for a lane on the right with a 'No Through Road' sign. Proceed down this lane, passing a cottage on the left, and continue to the end where the entrance into Hollybrook will be seen straight ahead.

VIEWING

By prior appointment with the sole agents Jackson-Stops & Staff, Taunton office: 8 Hammet Street, Taunton Somerset TA1 1RZ.
 Tel: 01823 325 144



IMPORTANT NOTICE Jackson-Stops & Staff give notice to anyone reading these details:- (1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract. (2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts. (3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. We have not tested the appliances, central heating or services. Interested applicants are advised to make their own enquiries and investigations before finalising their offer to purchase. (4) The photographs appearing in this brochure show only certain parts and aspects of the property at the time the photographs were taken. Certain aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property, which are not shown in the photographs. (5) Any area measurement or distances referred to herein are approximate only. (6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. (7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office. **Details Prepared:** March 2016. **Photographs:** March 2016. **Kingfisher Print and Design** 01803 867087.

