



PEPPERHILL LODGE

Over Stowey, Somerset



AN EXTRAORDINARY COUNTRY HOME IN A BREATHTAKING LOCATION

Key Features

Five double bedrooms

Primary suite with study and `secret` snug

56` impressive panelled living room

32` kitchen/dining/sitting room with vaulted ceiling

Gardens and delightful courtyard

Extensive barns and outbuildings

Stables and paddocks

In all about 12.79 acres

No onward chain

Distances: Taunton 10 miles, Bridgwater 9 miles, Wiveliscombe 15 miles, Tiverton 30 miles

Nearest Mainline Train Station - Taunton to London Paddington 1hr 40 mins

(All distances and times are approximate)

DESCRIPTION

Pepperhill Lodge is a truly unique and characterful country home set in the most idyllic and peaceful setting within the Quantocks. The property presents some exceptional features inside and out and can be utilised for a number of lifestyles. Part of the dwelling can easily be used as annexe with minimum cost. The location is quite atmospheric and would create a superb wellness/therapy retreat,subject to planning.

The property enjoys extensive views and offers plenty of barns and outbuildings. The paddocks are well laid out and ideal for horses and livestock.

Total about 12.79 acres.

SITUATION

The property is situated in a slightly elevated position on the outskirts of Over Stowey and is set in a beautiful wooded valley. Within the Quantock Hills, designated a National Landscape, the location provides opportunities for walking, riding and other rural pursuits. From the property views can be enjoyed over the adjoining farmland and beyond.

Education: Nearby private schools are found in Taunton with Kings College, Queens College and Taunton School. Millfield School is within 45 mins. The nearest primary school is found in Nether Stowey.

Local, Sporting & Recreation: The village of Nether Stowey is within about 1 mile and this provides local shopping facilities and Health Centre. The County Town of Taunton can be reached over the hills and offers extensive shopping, dining and entertainment facilities. Access to the M5 Motorway is at Bridgewater Junctions 23 & 24 and Taunton Junction 25. Local hunting is with the Quantock Staghounds.



PEPPERHILL LODGE

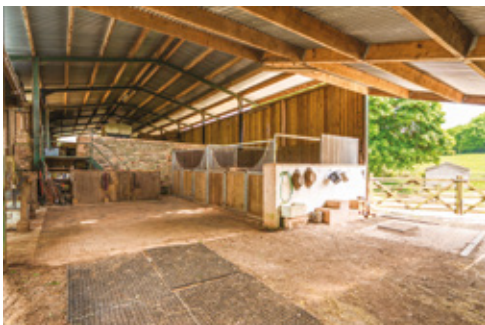
A uniquely beautiful Grade II Listed country home with accommodation that can be used as a separate annexe without really diminishing the primary accommodation. Sympathetically and creatively converted by the current owners in 2014 the original building originates back to the 1860's. The accommodation is flexible and is arranged around a delightful paved central courtyard with water feature. The accommodation comprises a generous and impressive kitchen/dining/sitting room with larch vaulted ceiling and further benefiting from a four oven AGA (LPG), door off to a utility and sizeable pantry, further boot room and WC with pet shower.

The predominantly glass entrance hall links to the living room which is 56` in length, containing a masonry stove, perfect for entertaining and large family gatherings. The southern end of the room accesses the primary suite with private study, double bedroom, generous en suite and dressing room. Hidden away behind a bookcase is a further snug or reading room. The northern end of the living room connects to the inner hallway which provides access to bedrooms two & three and shower room. Beyond the inner hallway is the 'annexe wing' with beautiful octagonal larch clad day room with log burner. From here doors lead out to the courtyard and a second door provides access to bedrooms four & five and shower room. Adjacent is a second kitchen.

The property benefits from zonal heating, designed for use as required, including far-infrared electric heating panels and two wood-burning stoves. LPG supplies the two AGAs and hot water provision. The property has been insulated to modern standards wherever possible, contributing to improved thermal efficiency and helping to keep heating costs down.

Externally the property is approached via a long private drive, shared with just one other property. Adjacent are two gravelled parking areas which can accommodate several vehicles and the main gardens lie to the southwest and are predominantly lawned. A Dutch barn has been converted into a covered alfresco dining and BBQ area. Adjoining is a rose garden with steps down to a labyrinth partially walled garden with timber summer house/studio.





EQUESTRIAN FACILITIES

Ideal for the equestrian, the property offers an impressive 117` modern barn, currently used for hay/feed and vehicles, however it is ideal for further internal stables with hay store/feed rooms. Steps down from this lead to a further barn with two internal stables, cobbled yard and covered turnout area. There are further store rooms and also covered driveway.

Gates provide direct access to paddocks which access the back paddocks and bridleways to the Quantocks National Landscape. There is also a delightful paddock opposite the barn with estate fencing.

GROOMS LODGE

Adjacent to the equestrian facilities is a charming two-storey timber cottage with stable door providing access at the front, overlooking the front paddock. Utilised as a day & tack room the lodge offers ground floor open plan living with kitchenette and shower room, steps lead to the first floor with bedroom area. This would create a delightful Airbnb unit subject to consents.

LAND

Pepperhill Lodge offers extensive paddock land, some level and gently rolling, there are two paddocks to the front adjacent to an orchard with mature fruit trees which enjoy predominantly hedged boundaries. Another paddock sits opposite the barn. Gated access leads from the stables to the paddocks at the rear, one is on the hillside, leading to the top paddock which is predominantly level with mature trees providing a parkland style setting. Direct bridleways from the land lead to The Quantocks, providing some of the most extraordinary riding in the South West.

In total 12.79 acres

PROPERTY INFORMATION

Tenure: Freehold

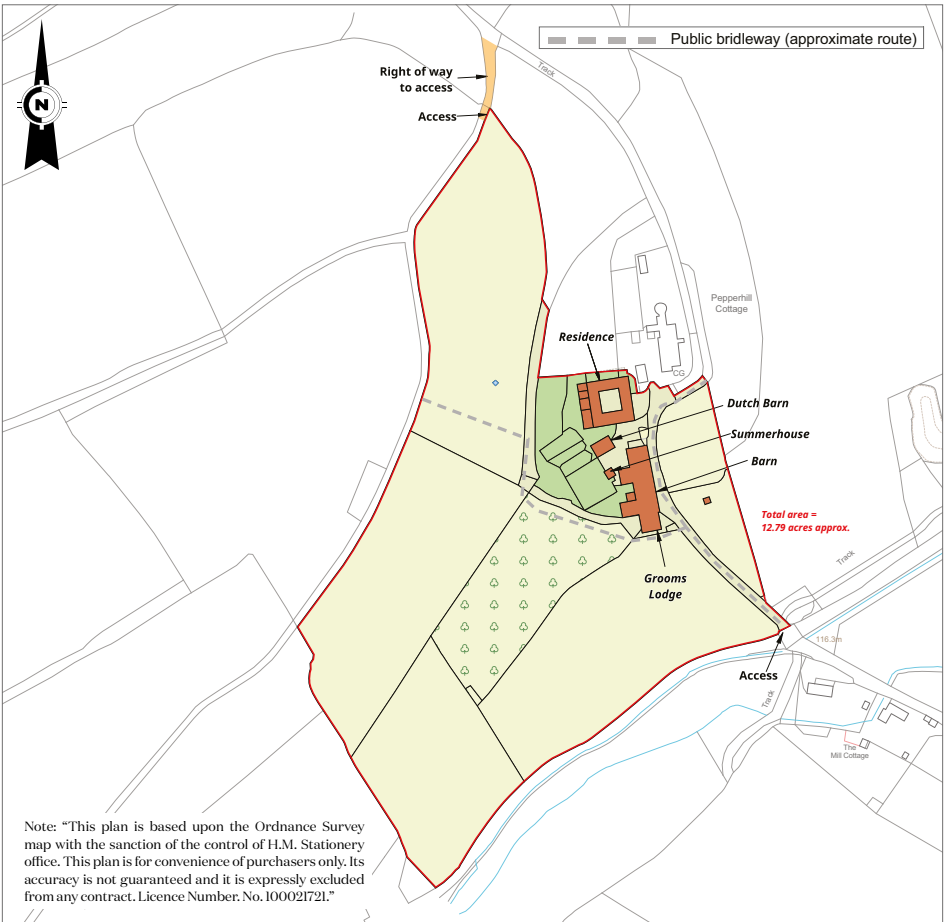
Services: Mains water, septic tank, mains electricity

Local Authority: Somerset Council

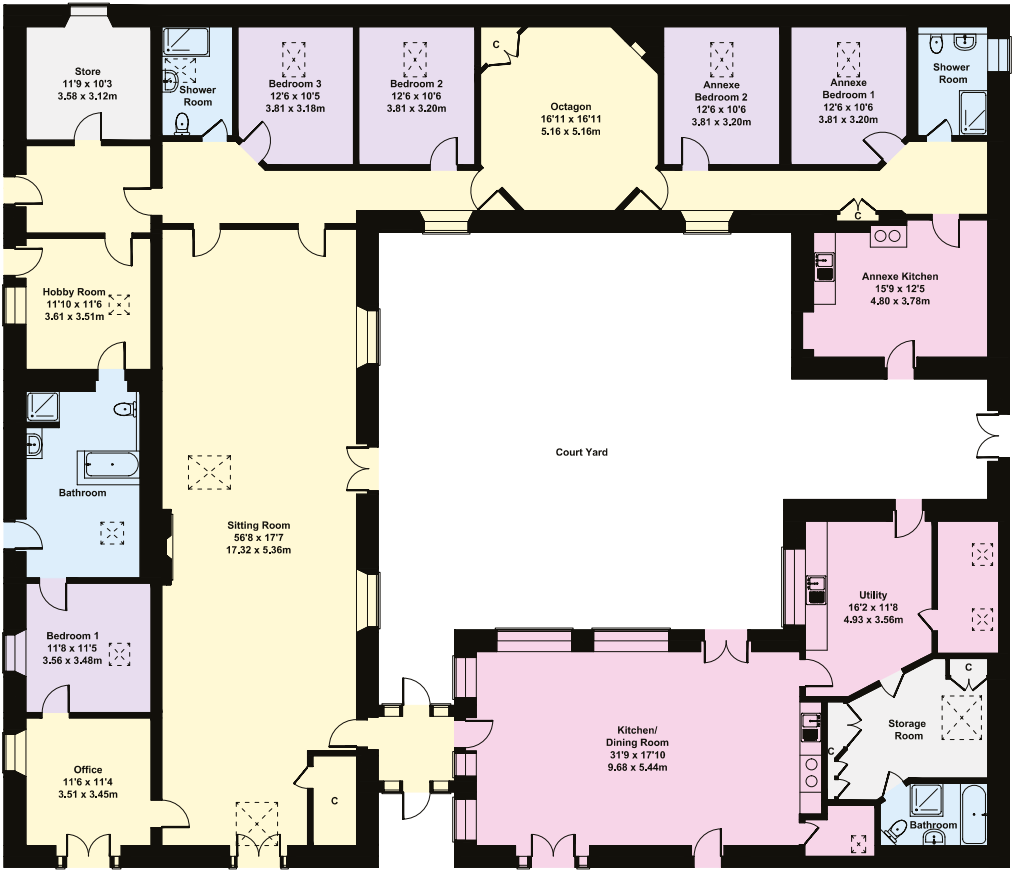
Council Tax: Band G

EPC: Property is Grade II listed

Directions: TA5 IHL



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area
413 sq m / 4445 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



We would be delighted
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