

PARK HOUSE

OVER STOWEY, BRIDGWATER, SOMERSET



JACKSON-STOPS







PARK HOUSE OVER STOWEY, BRIDGWATER, SOMERSET

A PARTICULARLY HANDSOME COUNTRY HOUSE TOGETHER WITH ATTACHED COTTAGE SET WITHIN PRIVATE PARKLAND GROUNDS ENJOYING GLORIOUS VIEWS OVER THE SURROUNDING LANDSCAPE



DISTANCES (approximate)

M5 MOTORWAY (JUNCTION 25) 8 MILES

BRIDGWATER 8 MILES

TAUNTON 9 MILES

BRISTOL 33 MILES

FEATURES

- Reception Hall
- Cloakroom
- Music Room
- Drawing Room
- Dining Room
- Library
- Magnificent Conservatory
- Kitchen/Breakfast Room
- Utility Room
- Larder
- Principal Bedroom Suite
- En Suite Guest Bedroom
- Three Further Bedrooms
- Two Family Bathrooms
- Utility/Shower Room
- Three Bedrooms
- Bathroom

Outbuildings

- Original Coach House
- Garaging for Three Vehicles
- Workshops/Stores
- Pool House with indoor Swimming Pool
- Gardens with extensive lawns
- Woodland
- Walled Courtyard Garden
- Ample Parking
- Kitchen Garden
- Paddocks

The Cottage

- Hall/Study
- Sitting Room
- Kitchen/Dining Room
- In all about 10.75 acres (4.350 hectares)





LOCATION

Park House occupies an enviable setting on high ground and enjoys glorious outlooks over surrounding countryside across to the Bristol Channel to the north and around to the Quantock Hills to the south. The house is found close to the tiny village of Over Stowey, which can be accessed by going over the Quantock Hills, with its ancient church, and the larger village of Nether Stowey also with its ancient church, pubs, general store, primary school, health centre and library. Taunton is found approximately nine miles over the hills, is well known for its excellent independent schools, namely Queen's College, King's College and Taunton School. There is also the Richard Huish Sixth Form College. Taunton is the home of the Somerset County Cricket Ground, has a racecourse with regular meetings, and out of town shopping. The mainline railway station has fast trains scheduled to arrive at London Paddington within an hour and forty-five minutes on the fast service. The M5 motorway can be joined at Bridgwater North (J23), Bridgwater South

(J24) and Taunton (J25), providing fast and easy access to Bristol and London via the M4. Bridgwater is also within easy reach with good out of town shopping. Bristol is also within easy reach via Junction 17 of the M5, giving access to Cribbs Causeway shopping mall with a large John Lewis store.

The Quantock Hills, a designated area of outstanding natural beauty, provide endless walking and riding countryside and from the beacons, outstanding views are enjoyed across the Bristol Channel around Exmoor and the Blackdown Hills.

THE PROPERTY

Park House presents a wonderful opportunity for those wishing to find a handsome, manageable country house, conveniently situated for good





COTTAGE

transport and schooling. Believed to date back to the early 19th century Park House was built for Lord Taunton, who occupied the property as a pied-a-terre during the construction of a larger mansion nearby. The house boasts many hallmarks of a house of its age including well-proportioned rooms with cornicing, elegant fireplaces and tall, small paned windows enjoying lovely outlooks over the gardens. The property has well-arranged and proportioned reception rooms together with a magnificent traditional style conservatory.

A recessed porch leads into a vestibule with doors leading through to a cloakroom with separate wc. A glazed door leads into the main hall and has an archway leading through to the music room with handsome marble fireplace with a Jotul wood burning stove, cornice and recessed shelving. The drawing room also has a handsome fireplace with Jotul wood burning stove, recessed sitting area, a corniced ceiling with doors leading into the conservatory with French doors leading onto a terrace in the garden. The staircase hall has a fine turning staircase and doors into the library with excellent range of bookcases, a fireplace with marble mantelpiece and Jotul wood burning stove, a cornice

and a door leading out into a greenhouse. The lower hall has a recessed plant room and doors to the cellar and to the well-proportioned dining room with recessed cupboard with green base shelving, a fireplace with marble surround, and open grate, intricate ceiling cornice and a ceiling rose. There are doors from the dining room leading into the conservatory with French doors leading out onto a terrace in the garden. The inner hall has a cloakroom with separate wc, a door to the gardens and a door into the kitchen/breakfast room. The kitchen is extensively fitted with a range of natural wooden panel fronted wall and floor mounted cupboards, and an oil fired four oven AGA. There is also a double electric oven and gas hob and a door leading into the rear utility hall with utility room with stainless steel sink, ample shelves and cupboards and a walk-in larder with meat hooks, excellent shelving and a door that leads into the cottage. A fine turning staircase lit by a tall, small pane window leads to the first-floor landing where there are doors through to a guest bedroom with a double aspect, corner cupboards, a wash hand basin and windows with lovely views, a guest bedroom also having a double aspect and having an en suite bathroom with shower, a panelled bath, wc and wash hand basin.

The inner landing leads to the principal bedroom having glorious views, an en suite bathroom with a wash basin, wc, double shower, a recessed built-in wardrobe cupboard and a linen cupboard. A further bedroom having glorious views up to the hillsides and Quantock Lodge has an en suite bathroom with wash basin, bath and wc. There is a door from the main landing into an inner landing with good sized linen cupboard, family bathroom with roll-top bath, wc and wash basin and a staircase leads down to the fifth bedroom which is of good size, has built in cupboards and lovely views.

THE COTTAGE

Ground floor with entrance porch and hall and a door into the sitting room with a wood burning stove and a utility room, which has a shower and wc. A staircase rises up to the first floor where there are three bedrooms, a bathroom and a spacious kitchen/dining room, which has a door out onto the first-floor outside staircase.





GARDENS AND GROUNDS

A pillared entrance with timber doors leads into the sweeping gravelled drive running through the well-timbered woodland, the drive then opening out to a generous turning area and parking in front of the house. Lawned gardens surround the drive, partly shaded by the magnificent mature trees and an original stone wall provides the backdrop to well-stocked shrubberies. A sitting out terrace is found to the side of the conservatory, enjoying all available sunshine facing south. There is a parking space on the adjoining lane, which leads into the cottage and to the original coach house. A small courtyard lies to the north side of the house and gives access to the boiler house with a Grant oil fired boiler, a log store and has a gate leading into the walled garden, which is beautifully stocked, has many mature shrubs, a greenhouse and an open summerhouse. From the walled garden is a further gate into a further lawned area of garden, which can be enjoyed by the cottage and there is further gravelled parking with many mature oaks and gates out onto the passing lane.

The original coach house provides excellent storage, a workshop and garage and as previously mentioned, can be accessed from the passing lane. There is a detached garage building providing garaging for three vehicles and an adjoining garden store. A level paddock is found to the side of the original tennis court on which the chalet style pool house was built and has a 30ft x 12ft heated pool. There is entertaining space around the pool, a plant room and a

changing room. There are two greenhouses found behind the pool house. There is vehicular access to this area of the garden, where there are lawned areas and raised beds. A further drive leads from the front of the house to the copse and leads through to the secondary paddock. In all the gardens and grounds amount to 10.75 acres (4.350 hectares).

PROPERTY INFORMATION

Postcode: TA5 1HG.

Services: Mains Water and Electricity. Private Drainage. Oil fired central heating. Solar Panels (20 solar panels are found on the roof of the house).

Local Authority: Somerset Council, County Hall, The Crescent, Taunton, TA1 4DY. Telephone: 0300 123 2224. www.somerset.gov.uk

Tax Band: H. **EPC Rating:** E.

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

Viewing: By appointment with the sole agents Jackson-Stops, Taunton office: 8 Hammet Street, Taunton, Somerset, TA1 1RZ. Telephone: 01823 325144.

Details prepared November 2024 and Photographs taken March 2025.
For sale by private treaty with vacant possession on completion.

LOCAL DIRECTIONS: (POST CODE: TA5 1HG)

From the centre of Taunton proceed in a northerly direction along Station Road, proceed under the railway bridge and continue signposted to Kingston St Mary. Proceed along this road through the village of Kingston St Mary to the top of Buncombe Hill, where you should go straight over signed to Nether Stowey. Continue along this road and pass through the hamlet of Plainsfield and continue towards Marsh Mill. At the crossroads turn right and continue along this road a couple of hundred yards where the drive into Park House will be found on your left just after the village cricket ground.

An alternative route from the M5 motorway. Leave at Junction 23, follow the signs on the A38 to Bridgwater. Here take the A39 signposted to Minehead and bypass the village of Cannington. Continue on this road for about eight miles and after passing the Old Cottage Inn on the right, just after turn left signed to Over Stowey. Take this road and the drive to Park House will be found approximately one mile on the right-hand side.



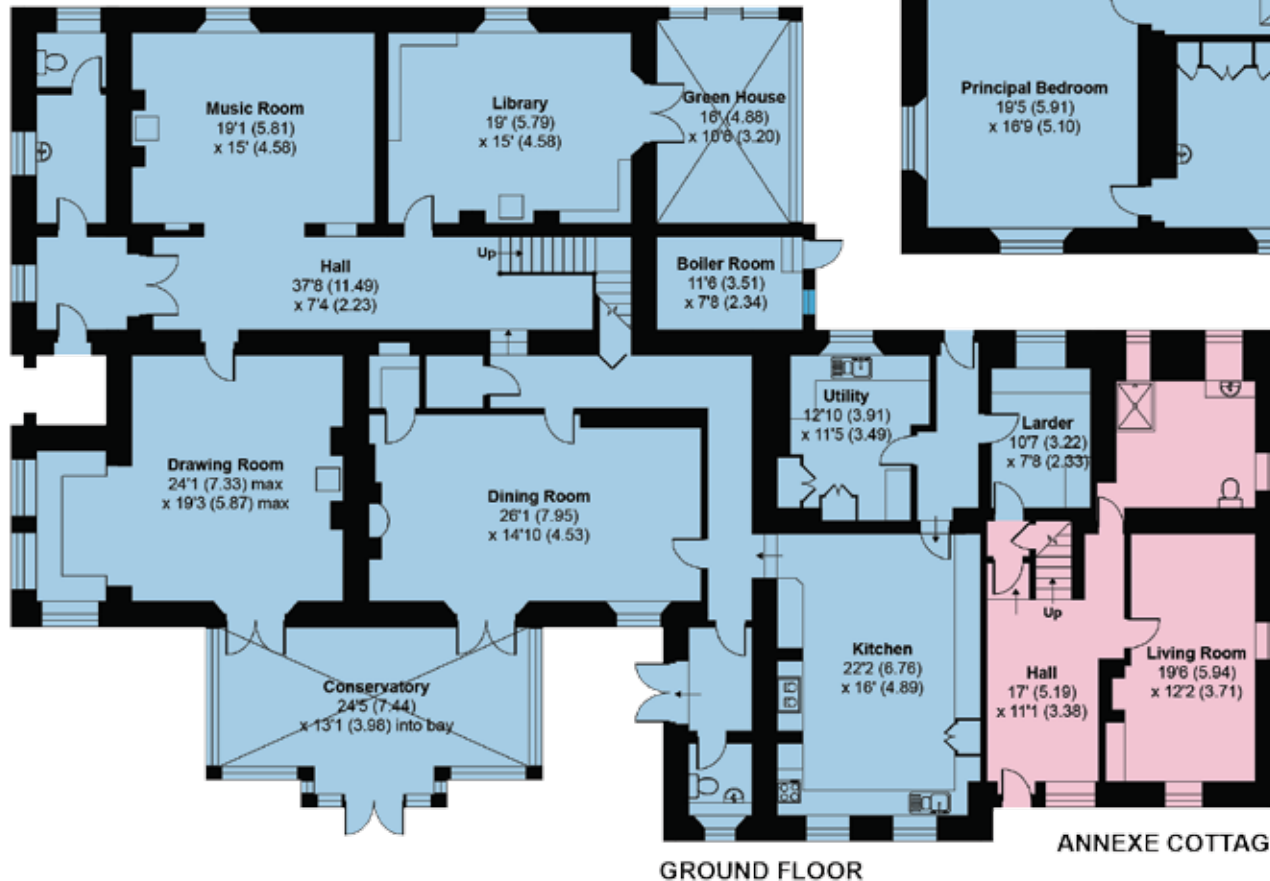


MAIN HOUSE

PARK HOUSE, OVER STOWEY, BRIDGWATER, SOMERSET TA5 1HG

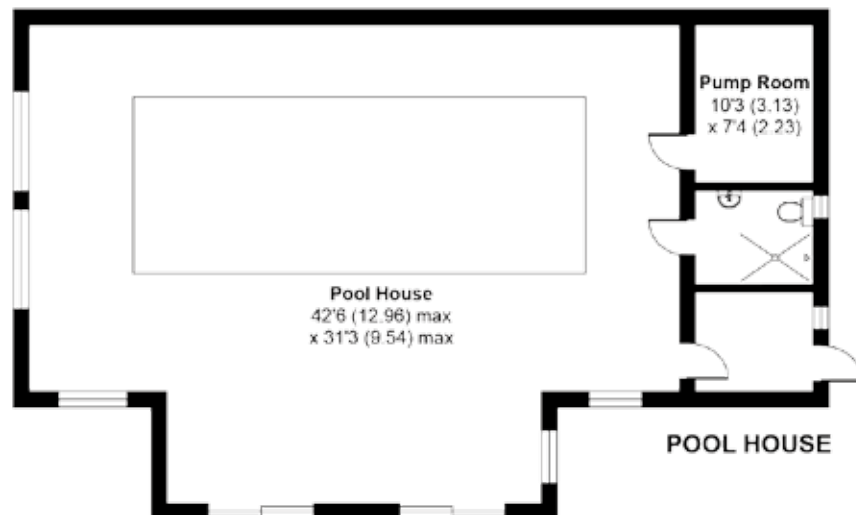
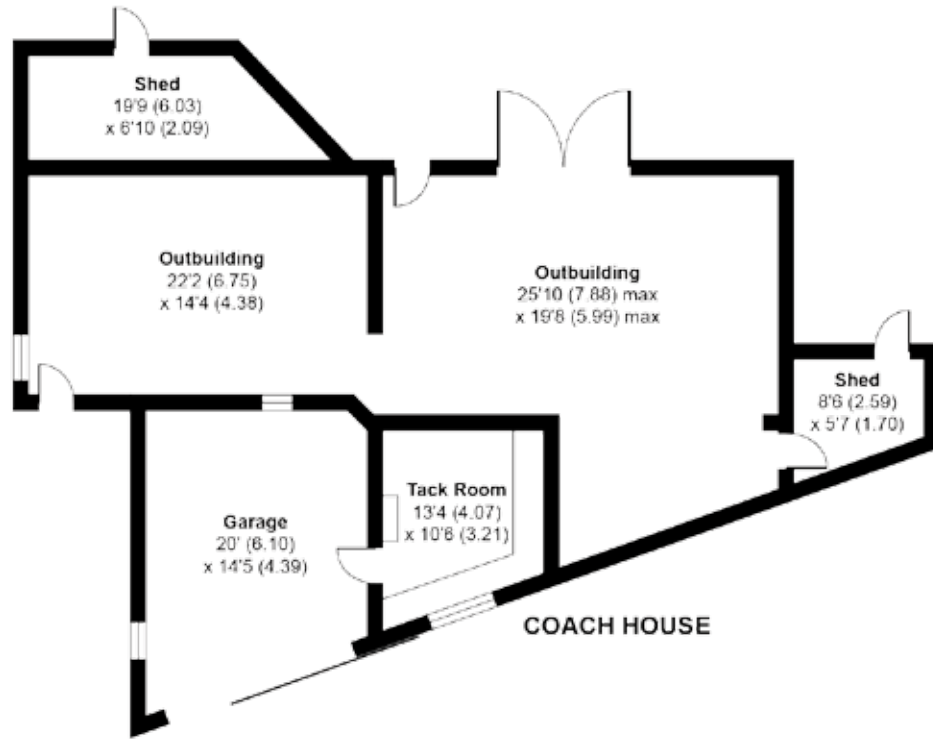


Approximate Area = 7718 sq ft / 717 sq m
 Outbuildings = 4552 sq ft / 422.9 sq m
 Total = 12270 sq ft / 1139.9 sq m



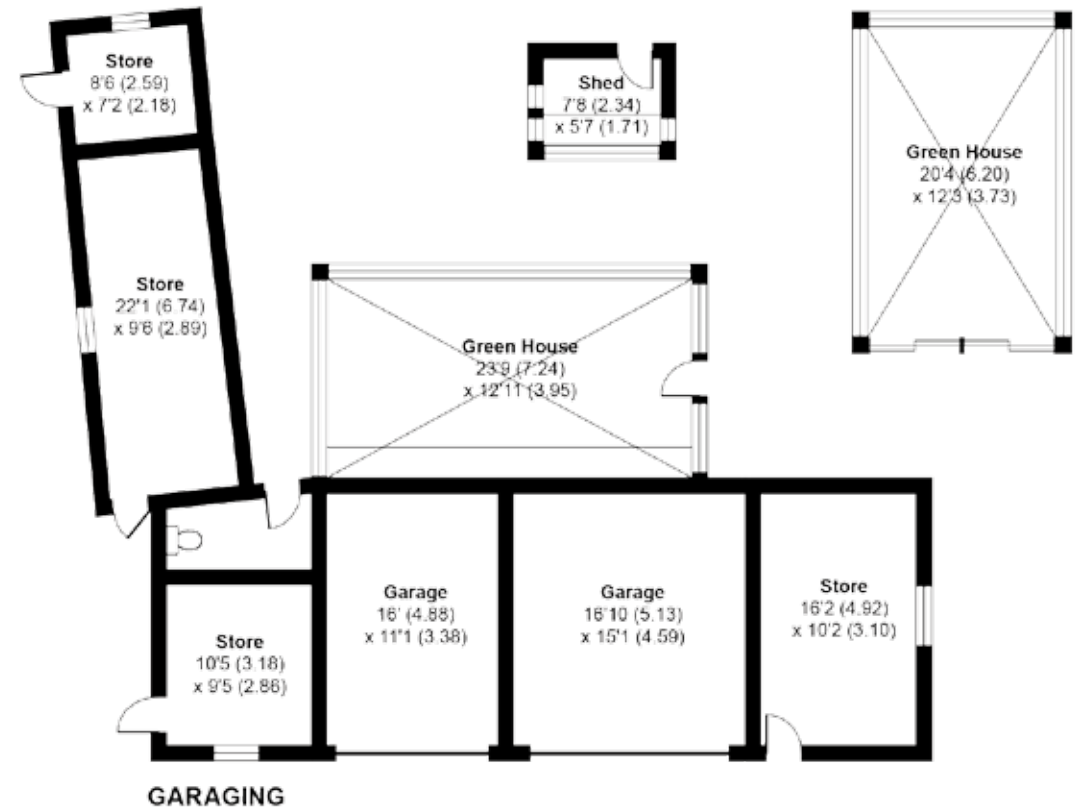
Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

OUTBUILDINGS



Approximate Area = 7718 sq ft / 717 sq m
 Outbuildings = 4552 sq ft / 422.9 sq m
 Total = 12270 sq ft / 1139.9 sq m

NB. This Floor Plan is for illustrative purposes only. All dimensions are approximate.





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