



CHALCOTT

STOLFORD, STOGURSEY, SOMERSET

JACKSON-STOPS 

CHALCOTT
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A WELL-PROPORTIONED, LINK-DETACHED HOUSE,
LISTED GRADE II, SET WITHIN GROUNDS OF ABOUT
8.27 ACRES



DISTANCES (approximate)

BRIDGWATER 10 MILES

TAUNTON 16 MILES

EXETER 51 MILES

BRISTOL 47 MILES

M5 MOTORWAY 12 MILES

LONDON PADDINGTON FAST SERVICE 1.45 HOURS

SUMMARY

- Reception Hall
- Sitting Room
- Dining Room
- Cloakroom
- Kitchen/Breakfast Room with Oil Fired AGA
- Utility/Boot Room
- Spacious Office/ Additional Sitting Room
- Storage Room/Tack Room
- Principal Bedroom
- Guest Bedroom
- Four Further Bedrooms
- Two Bathrooms
- Potential Self-Contained Holiday Let
- Additional Kitchen
- Sitting Room
- Parking for Several Cars
- Partly Walled Gardens with Former Grass Tennis Court
- Kitchen Garden
- Double Garage
- Large Brick Built Barn/ Workshop
- Woodstore/Coal Shed
- Former Piggery
- Stables
- Timber Tractor Shed
- Orchard and Paddocks
- In all approximately 8.27 acres (3.25 hectares)

THE LOCATION

Situated near the village of Stolford, just ten miles to the north west of Bridgwater and close to the Quantock Hills, the coast and Steart Bay. The nearby villages of Stogursey and Combe provide a range of facilities with the larger village of Nether Stowey providing further amenities. The towns of Bridgwater and Taunton offer an extensive range of amenities along with access to the M5 motorway and mainline railway stations with the fast train service to Paddington estimated to arrive in less than two hours.

THE PROPERTY

Situated at the end of a quiet, no-through country lane, Chalcott is a handsome Grade II Listed, link-detached house. Believed to be its first time on the open market for over 100 years, the property was once part of a larger farm run by the current owners. Having been a much loved, long-term family home, the property is now in need of updating.

The attractive, symmetrical Georgian façade features a central front door, large sash windows, and refined proportions. Upon entering, the central hallway offers access to a sitting room on one side and dining room to the other, both of which are generously proportioned with tall ceilings, fireplaces, and large sash windows overlooking the surrounding pastureland. The property's unique layout continues with a cloakroom beneath the stairs and a set of steps leading to the older, cross-passage farmhouse that oozes character with its exposed beams, flagstone and quarry tiled floors, and timber mullioned windows. The kitchen/breakfast room is found in this part of the house with its traditional floor and wall mounted units, an oil-fired AGA, separate electric oven and hob, and picturesque views over the well-maintained gardens. There is a large utility/boot room next to this with a door out to the veranda. The ground floor also includes a spacious office/additional sitting room featuring a large inglenook fireplace with log burner, and a window overlooking the kitchen garden. A storage room, currently used as a tack room, and a cross passage hallway complete the accommodation on this floor.

On the first floor, the property offers six bedrooms in total, five of which are double and one single. Of particular note are the principal and main guest bedrooms, both of which are in the Georgian part of the house and offer generous proportions and views over the surrounding farmland. There are also two bathrooms on this floor.

The accommodation is highly versatile, with the current owners having used one end of the house as a self-contained, two-bedroom holiday let in the past. This section includes its own access, kitchen, and sitting room with large inglenook fireplace, making it ideal for guests or as an annexe for multigenerational living. Alternatively, this space could easily be used in conjunction with the main house.





GARDENS AND GROUNDS

Set within approximately 8.27 acres of beautiful grounds, Chalcott offers a wealth of outdoor space, including parking for several cars, partly walled gardens featuring a former grass tennis court, kitchen garden, orchard, and paddocks. A range of useful outbuildings is also included, such as a double garage, a large brick-built barn/workshop, a woodstore/coal shed, former piggery, stables, and a timber tractor shed providing potential for various uses, whether for farming, hobbies, or further development (subject to all relevant planning consents).

In all, the gardens and grounds amount to approximately 8.276 acres (3.35 hectares).



LOCAL DIRECTIONS (POST CODE: TA5 1TW)

Proceeding along the A39 from Bridgwater take the Cannington bypass and at the first roundabout take the second exit signposted Hinkley Point and Stogursey. At the next roundabout continue following signs for Hinkley Point, proceed along this road passing the turning to Combwich and then look out for a signpost for Stolford, a turning on the right-hand side. Keep following the signs to Stolford until you reach a fork in the road by a grass triangle with a cottage in front you, keep to the right and continue until you reach a right-hand turning on Yearmoor Lane with a sign to Chalcott Farm. Follow this lane until you reach Chalcott.

PROPERTY INFORMATION

Post Code: TA5 1TW.

Services: Mains Electricity and Water. Private Drainage. Oil Fired Central Heating.

Special Note: Prospective buyers should be aware that there are footpaths over part of the land.

Tax Band: F. **EPC Rating:** Exempt.

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

Contents, Fixtures and Fittings: Unless specifically mentioned 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.

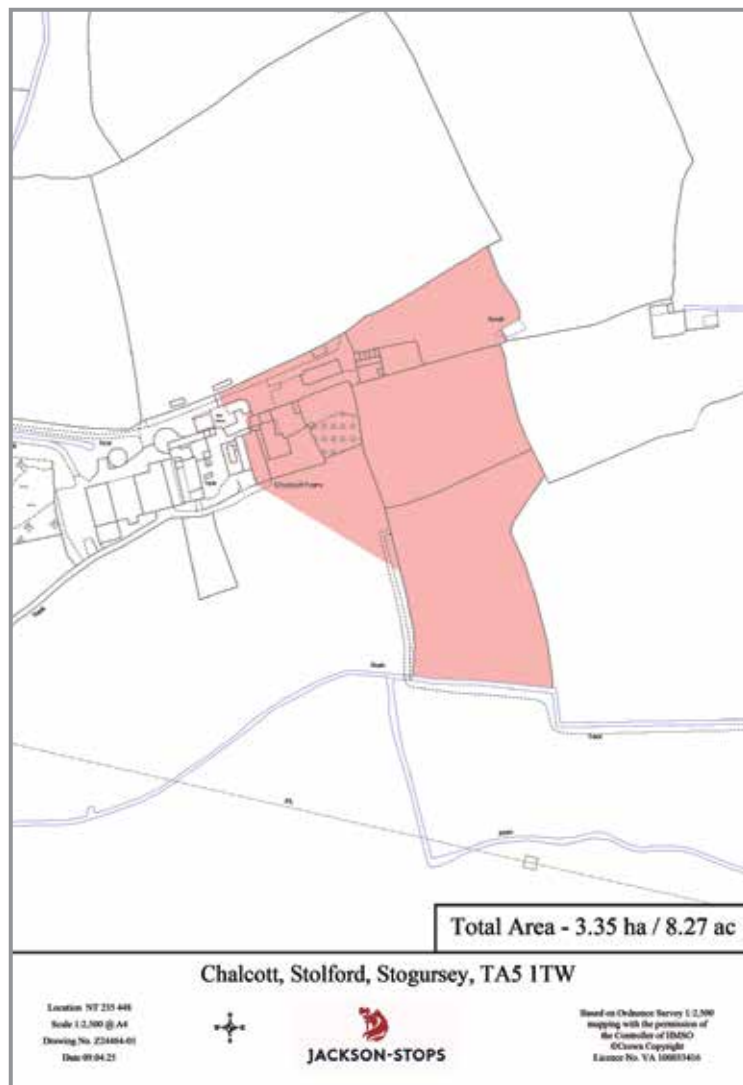
Viewing: By appointment with the sole agents Jackson-Stops, Taunton office: 8 Hammet Street, Taunton, Somerset, TA1 1RZ. Telephone: 01823 325144.

Photographs taken and Details prepared April 2025.

For sale by private treaty with vacant possession on completion.

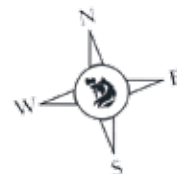
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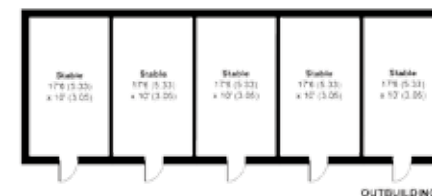


Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; 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.

Approximate Area = 4649 sq ft / 431.8 sq m
Limited Use Area(s) = 24 sq ft / 2.2 sq m
Outbuilding = 4768 sq ft / 442.9 sq m
Total = 9441 sq ft / 877.1 sq m



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



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