



QUANTOCK HOUSE
HOLFORD, SOMERSET

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AN ATTRACTIVELY PRESENTED PERIOD HOUSE LISTED GRADE II WITH FLEXIBLE ROOMS WITH A DETACHED GUEST LODGE ALL SET WITHIN PROFESSIONALLY DESIGNED GARDENS



DISTANCES (approximate)

EXETER 51 MILES

BRISTOL 48 MILES

TAUNTON 14 MILES

BRIDGWATER 11 MILES

WILLITON 6 MILES

SUMMARY

- Thatched Porch
- Reception Hall
- Drawing Room
- Sitting Room
- Spacious Kitchen/Breakfast Room
- Garden Room
- Utility
- Ground Floor Bedroom with En Suite Wet Room
- Galleried Landing
- Four Bedrooms (Three En Suite)
- Family Bathroom
- Guest Lodge
- Gravelled Drive
- Professionally Laid Gardens With Spacious Terrace
- Useful Garden Store
- Hobbies/Office
- In all about ¾ of an acre



THE LOCATION

Quantock House is a substantial 17th Century property, situated along a quiet lane on the edge of the highly desirable village of Holford. Located in the foothills of the Quantocks, designated an Area of Outstanding Natural Beauty, the area provides an abundance of walking and riding countryside with exceptional views towards the Blackdown Hills the Brendon Hills and across the Bristol Channel to South Wales. The village of Holford is also within easy reach of the beaches along the North Somerset coastline and is located on the A30 and boasts two hotels and a country inn. The neighbouring village of Williton is approximately six miles away and offers good day to day amenities, including a number of shops, two small supermarkets, post office, several pubs and a library. For a more comprehensive range of facilities, Bridgwater is approximately ten miles away. The M5 motorway can be accessed via Junctions 23 and 24. Taunton, the county town, is within approximately fifteen miles with a main line station and trains to London Paddington, a good shopping centre and an excellent selection of independent schools, including Taunton School, King's and Queen's Colleges and the Richard Huish Sixth Form College.

THE PROPERTY

This quintessential thatched period house is attractively presented and contains immense character and charm and is worthy of its Grade II listing. The entrance hall proceeds into the reception rooms which include a particularly spacious drawing room with inglenook fireplace, exposed ceiling beams and has French doors out to the gardens. The drawing room leads out into the kitchen which is well-fitted with an AGA style cooker and leads through into the pantry. There is also a utility and cloakroom. There is a further sitting room which lies beside a ground floor bedroom with en-suite wet room, the room also makes a lovely study. An impressive garden room constructed from oak leads out to spacious terrace. The bedrooms are all of good size, three of them having en-suite bathrooms and there being a well fitted family bathroom. In addition to the main house there is a particularly attractive guest lodge.

GARDENS AND GROUNDS

A traditional five bar gate leads off the village lane into the gravel drive, which passes the property and continues to ample parking and to the guest lodge. There are pretty cottage style gardens to the front of the house with cobble path leading to the thatched entrance porch. A garden gate leads into the rear of the property where the professionally designed and stocked gardens are a delight. The gardens are easy to maintain and include particularly spacious enclosed terrace with retaining walls and





deep beds with traditional mix of herbaceous planting. Steps lead up to a higher level which is brick paved and lawned area edged with well stocked herbaceous borders and lead to a pergola which in turn leads to an unusual enclosed Japanese garden. There is a kitchen garden. A detached workshop with potting shed is found to the north side of the property. Many mature trees provide interest, shade and shelter. The gardens and grounds amount to approximately $\frac{3}{4}$ of an acre.

LOCAL DIRECTIONS (POST CODE: TA5 1RY)

On travelling along the A39 from Bridgwater towards Williton, enter the village of Holford where you will see 'The Plough Inn'. Immediately before the inn, turn left into Church Road. Continue for approximately one hundred yards and Quantock House will be found on the right hand side.

PROPERTY INFORMATION

Post Code: TA5 1RY.

Services: Mains water, electricity and drainage. Oil fired central heating.

Tax Band: G. **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 May 2025.

For sale by private treaty with vacant possession on completion.





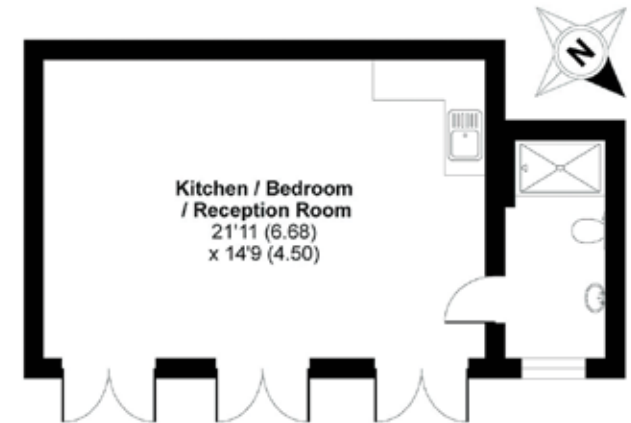
QUANTOCK HOUSE, HOLFORD, SOMERSET TA5 1RY

APPROX. GROSS INTERNAL FLOOR AREA 3702 SQ FT 343.9 SQ METRES (EXCLUDES OUTBUILDINGS)

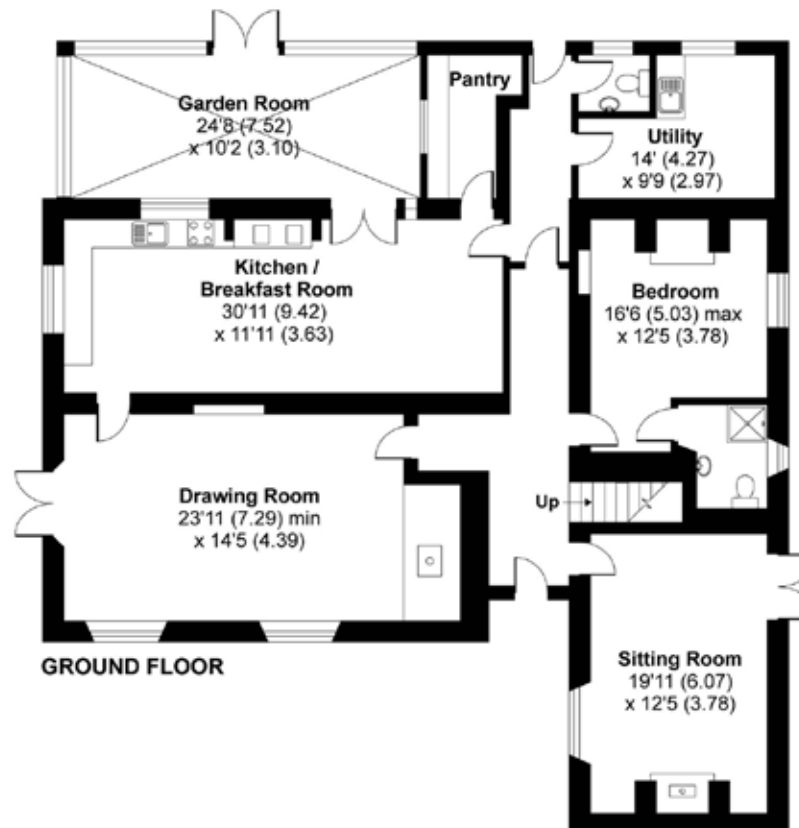
ANNEXE APPROX. AREA = 391 SQ FT / 36.3SQ M



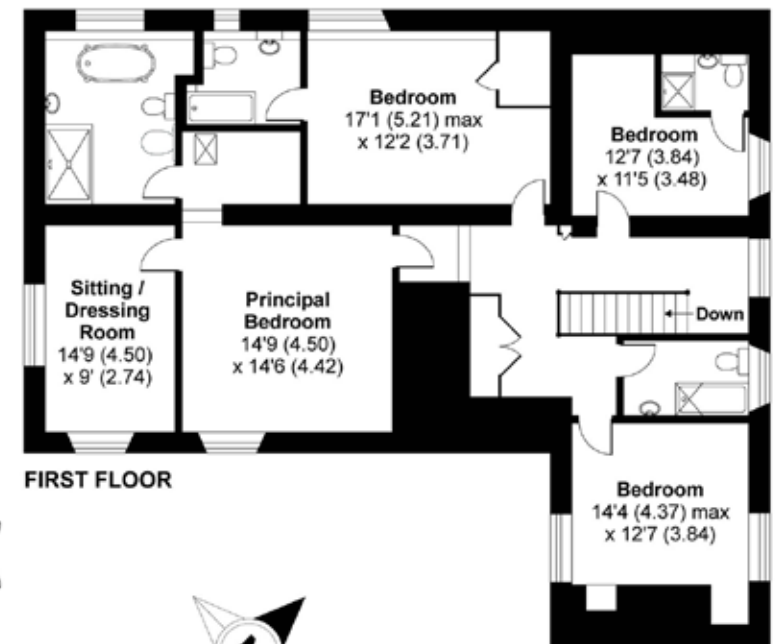
OUTBUILDING



ANNEXE GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

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, notall 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.



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