



**THE OLD POST OFFICE**  
TREBOROUGH, WATCHET, SOMERSET

**JACKSON-STOPS** 

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## THE OLD POST OFFICE TREBOROUGH, WATCHET, SOMERSET

A charming period house situated amongst unspoiled countryside on the Brendon Hills with stabling and grounds totaling approximately 3.2 acres.



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### DISTANCES (approximate)

ROADWATER 2 MILES  
TAUNTON 18 MILES  
M5 (J25) 20 MILES  
BRISTOL 66 MILES  
EXETER 33 MILES  
LONDON PADDINGTON 1.45 HOURS  
ON THE FAST SERVICE

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### FEATURES

- Detached Period House
- Farmhouse Style Kitchen/ Breakfast Room with Dual-Control Electric Aga
- Sitting Room
- Dining Room
- Boot Room/Utility
- Additional Utility/Prep Kitchen
- Ground Floor Shower Room
- Four Spacious Double Bedrooms
- Family Bathroom
- Attractive Cottage Gardens
- Separate Vegetable Garden with Polytunnel
- Two Stables with a Small Yard
- Single Garage
- Three Paddocks Totaling Approximately 2.91 Acres
- In All Approximately 3.2 Acres of Gardens and Grounds



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## THE LOCATION

The Old Post Office is in the hamlet of Treborough on the Brendon Hills within Exmoor National Park. The property occupies a rural position while remaining accessible to nearby villages and amenities and also enjoys access to excellent riding. Roadwater, approximately two miles away, provides a community owned thriving village shop with cafe and post office, there is also a garage, public house and village hall. A wider range of day-to-day facilities can be found at Williton. The county town of Taunton offers a comprehensive range of retail, commercial and educational facilities, together with access to the M5 motorway and a mainline railway station providing regular services to London.

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## THE PROPERTY

Approached via a quiet no-through country lane in the picturesque hamlet of Treborough, The Old Post Office is a charming period house enjoying delightful views over the surrounding rolling countryside.

A pathway leads through the garden to the front entrance and into a vestibule, from which doors open to both the kitchen and the sitting room.

The farmhouse-style kitchen/breakfast room is well appointed with an electric dual-control three-oven Aga, range of base cabinets, granite work surfaces, a Belfast sink and a terracotta tiled floor. A large window above the sink provides charming, southerly views. The kitchen leads into a spacious boot/utility room fitted with built-in cabinetry, Mirostone work surfaces and a butler sink, boiler, together with ample space for coats, boots and a large fridge freezer. A door opens to the garden on the west side of the house, and a window overlooks the church behind, while an internal door leads into the rear hallway.

The sitting room is a particularly inviting space, featuring exposed beams and a striking inglenook fireplace with wood-burning stove as its focal point. A large window allows natural light to fill the room and frames views towards Treborough Common. From here, a door leads to the rear hallway, which houses both the main and secondary staircases.

The dining room, accessed from the hallway, is generously proportioned and well suited for entertainment, with space for a substantial dining table. Character features include a beamed ceiling, inglenook fireplace with wood-burning stove and a large window with window seat enjoying countryside views. A porch provides access to the front garden. The dining room also leads to a secondary utility room, fitted with its own sink and work surfaces and offering space for an additional fridge; equally, it could serve as a useful preparation kitchen. This room also has direct access to the front garden. A downstairs shower room completes the ground floor accommodation.

Two staircases rise to the first floor. At the top of the main staircase, a charming arched leaded window overlooks the church. There are four well-proportioned double bedrooms most benefitting from built-in storage and all enjoying attractive rural views. There are three bedrooms in the West Wing and the secondary staircase services the bedroom in the East Wing, there is a connecting door between the two wings, hence the house can easily be separated into two separate properties. The landing provides a large airing cupboard and additional storage, and there is a family bathroom with a Ball and Clawfoot bath.



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## GARDENS & GROUNDS

The grounds extend to approximately 3.2 acres, comprising gardens and paddocks. Immediately surrounding the house are pretty, partly walled south-facing cottage gardens, a west-facing terrace, lawned areas, flower beds and two small stone outbuildings. A single garage lies to the west side of the house.

Across the lane is a large, south-facing productive vegetable garden with Box hedging bordered beds, fruit bushes, a large 40 square metre polytunnel, timber tool shed and stone outbuilding. To the east of the property there are two stables, one stone-built and the other timber, with a small yard area. The land is divided into three paddocks, all bordered with well maintained hedges, predominantly beech extending to approximately 2.91 acres and enjoying far-reaching views towards the Bristol Channel.

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## PROPERTY INFORMATION

**Post Code:** TA23 0QW.

**Services:** Mains Water and Electricity. Private Drainage (legal access to the septic tank on the neighbouring property). Oil Fired Central Heating.

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

**Local Authority:** Somerset Council, County Hall, The Crescent, Taunton, Somerset TA1 4DY. Telephone: 0300 123 2224. [www.somerset.gov.uk](http://www.somerset.gov.uk)

**Contents, 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.

**Viewing:** By appointment with the sole agents Jackson-Stops, Taunton office: Telephone: 01823 325144.

**Details prepared and Photographs taken February 2026.**

**For sale by private treaty with vacant possession on completion.**



## LOCAL DIRECTIONS (POST CODE: TA23 0QW)

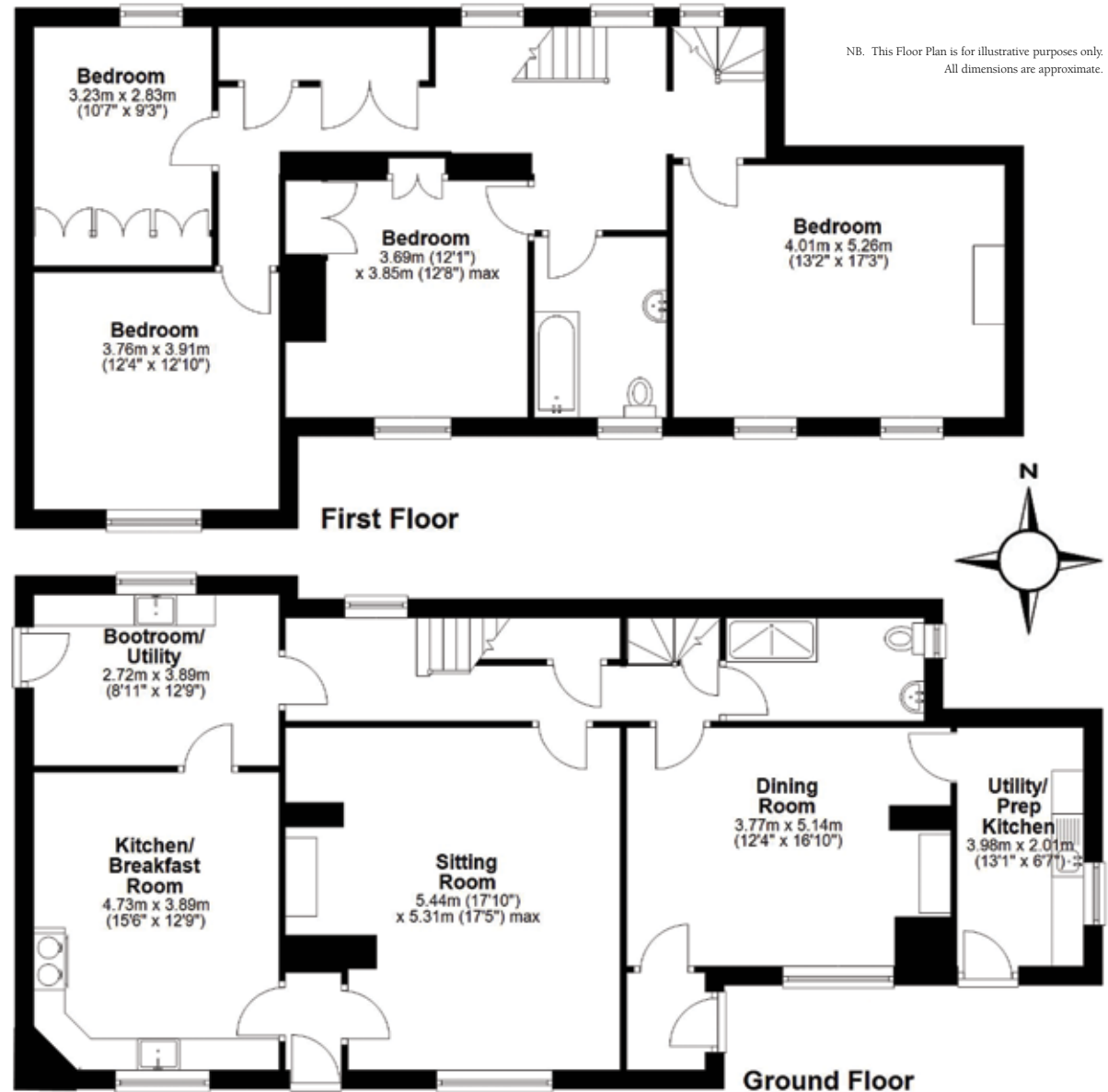
### What3words///hazy.dairy.swan

From Taunton take the A358, then the B3224 and after passing the Raleghs Cross Inn, take the next right turn signposted to Wheddon Cross (by Beulah Chapel) and then take the first turning on the right signposted to Treborough. At the green triangle turn left signposted to Treborough and The Old Post Office is found on the right.



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Total area: approx. 198.6 sq. metres (2137.6 sq. feet)



**Important Notice:** Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



TAUNTON

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**JACKSON-STOPS**   
PROPERTY EXPERTS SINCE 1910