



LOWER LEIGH
DOWLISH WAKE, SOUTH SOMERSET

JACKSON-STOPS 

LOWER LEIGH
MILL LANE
DOWLISH WAKE
ILMINSTER
SOMERSET
TA19 0PX

CHARMING AMERICAN-STYLE FOUR/FIVE BEDROOM HOUSE WITH STUNNING COUNTRYSIDE VIEWS AND EXTENSIVE GROUNDS OF JUST OVER 20 ACRES



DISTANCES

ILMINSTER 2.3 MILES
CREWKERNE (MAINLINE RAILWAY
TO LONDON WATERLOO) 5.3 MILES
TAUNTON 14.5 MILES
YEOVIL 14.3 MILES
THE JURASSIC COAST AT LYME
REGIS 16.7 MILES

ACCOMMODATION

- Entrance hall
- Sitting / dining room
- Bar area
- Study / bedroom 5
- Kitchen / breakfast room
- Cloakroom
- Principal bedroom with en suite bathroom
- Three further double bedrooms
- Family bath & shower room

OUTSIDE

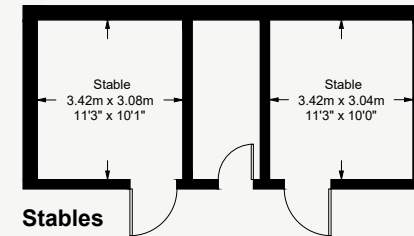
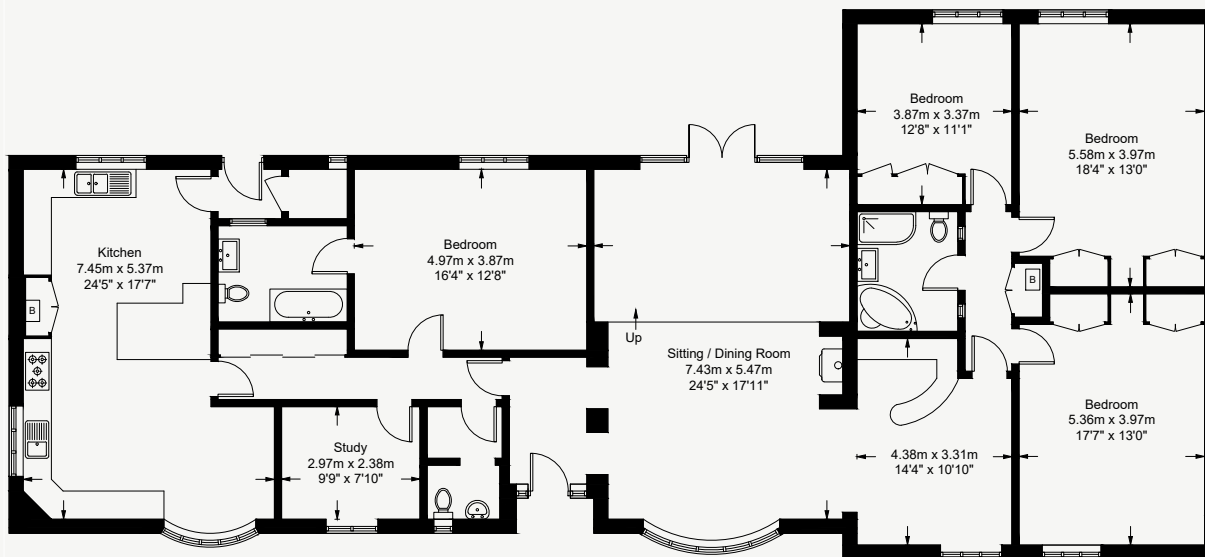
- Delightful front & rear gardens
- Ample parking
- Double garage
- Wooden storage shed
- 2 stables & tack room
- Chicken enclosure
- Large paddocks
- In all approx. 20.29 acres

Lower Leigh, Dowlish Wake

Approximate Gross Internal Area = 2315 sq ft / 215.1 sq m

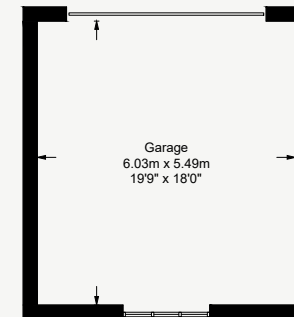
Outbuildings = 881 sq ft / 81.9 sq m

Total = 3196 sq ft / 297.0 sq m
(Including Garage)

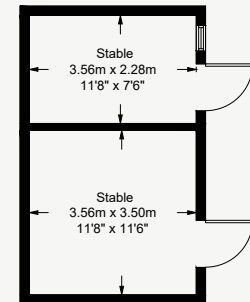


Stables

(Not Shown In Actual
Location / Orientation)



(Not Shown In Actual
Location / Orientation)



Stables

(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1303159)

THE PROPERTY

Lower Leigh is a fabulous American-style single-storey property offering immaculate accommodation, including an exceptional open-plan sitting room and four/five beautiful bedrooms. The property boasts stunning far-reaching views across open countryside, ample parking, a double garage, and delightful gardens and grounds of just over 20 acres.

The village of Dowlish Wake is one of the most sought after villages in Somerset with wonderful circular walks and a historic medieval packhorse bridge over the ford and stream in the centre of the village. Tucked away down a quiet country lane in one of the area's most idyllic locations, Lower Leigh is truly a remarkable home.

First impressions are highly impressive, with the property's attractive stone façade and wooden effect windows, and pitched tiled roof. Dating back to the 1970s, this lovingly maintained home has been cared for by the same family for nearly 50 years.

Upon entering the property, there is an immediate sense of charm, space, and light. A generously sized coat cupboard and hallway provide the perfect place for muddy boots after a long countryside walk.

The hallway leads into a fantastic open-plan family kitchen, perfectly designed for modern living. The kitchen incorporates a range of attractive wall and base units and enjoys stunning views from three sides. There is ample room for a dining table, while a charming window seat takes full advantage of the breathtaking far-reaching countryside views. Few properties can boast such spectacular scenery, and Lower Leigh is certainly one of them.

Adjacent to the kitchen are two bedrooms, one of which benefits from an en suite bathroom, while the other is currently used as a study - perhaps best described as a "study with a view," making it difficult not to be distracted by the surroundings. There is also a separate cloakroom. To the other end of the hallway is the most incredible reception room. It is almost impossible not to smile upon entering this wonderful space, which is ideal for entertaining on a large scale. The room offers ample space for a large dining table and features a substantial wood-burning stove, a window seat, and even its own bar area. Flooded with natural light, the room feels both spacious and welcoming, with double doors opening directly onto the gardens.

At the far end of the house lies further sleeping accommodation, comprising three large bedrooms and a well-appointed bath/shower room.

The property has been thoughtfully modernised throughout, creating a perfect blend of traditional charm and contemporary comfort.





GARDENS & GROUNDS

The delightful and lovingly maintained gardens surround the property beautifully. To the front of the house is a large lawned area with well-stocked borders, while to the rear there is another lawn, thoughtfully planted borders that create a beautiful all white garden, and a raised paved terrace - ideal for al fresco dining while enjoying the idyllic setting. There is ample parking and a large double garage with an electric door. Additional outbuildings include a substantial wooden storage shed, ideal for storing garden machinery, along with two stables and a tack room. To the rear of the stable block is a large chicken enclosure, truly a chicken utopia, while to the side sits a field shelter, with large paddocks. In all approximately 20.29 acres.

Lower Leigh is a truly wonderful property in an idyllic yet highly convenient location, offering charm, privacy, extensive grounds, and breathtaking countryside views.

LOCATION

The spectacular landscape of this beautiful county is regarded as some of the finest in the southwest, much of which is designated an Area of Outstanding Natural Beauty; a haven for keen walkers and riders well catered for by a network of paths and bridleways. Around half an hour's drive away is the stunning Jurassic coastline an UNESCO World Heritage site with many pretty coastal villages and towns, including the elegant resort of Lyme Regis with its Cobb harbour, beaches and sailing club.

The picturesque village of Dowlish Wake has a village pub and a well-reputed local cider mill. The ever-popular small market town of Ilminster, with an excellent range of everyday shops, is just over 2 miles. Taunton, the County Town of Somerset, is just over 14 miles away with its shopping centre, out of town supermarkets and retail parks, recreational facilities including multiplex cinema and a main line station with fast trains to London Paddington. Crewkerne, with a main line station to



Waterloo and a branch of Waitrose, is just over 5 miles away. The A303 lies just to the north and provides links to the M3 and London to the east, and Exeter to the west. The M5 is within easy reach at Taunton.

SPORTING & RECREATION

South Somerset is well known for its sporting and leisure pursuits which include golf at Cricket St. Thomas, Taunton and Yeovil. Theatres in Salisbury and Bath. Horse racing at Bath, Wincanton, Salisbury and Taunton. Cricket at the County ground at Taunton. The Dorset coastline has been recognised as a World Heritage site and is only a short distance away with its spectacular coastal path.

EDUCATION

This area is renowned for its excellent schooling; Taunton School and King's and Queen's colleges, Kings Hall Preparatory School, Hazlegrove, Perrott Hill, Sherborne School, Millfield, King's Bruton, Bruton School for Girls. State schools within catchment are at Herne View Primary School in Ilminster, and Wadham Community School in Crewkerne.

PROPERTY INFORMATION

SERVICES: Mains electricity and water, private drainage.

Electric central heating.

COUNCIL TAX: Band E

TENURE: Freehold with full vacant possession upon completion

VIEWINGS: Strictly by appointment with Jackson-Stops

DIRECTIONS:

Navigation via what3words: ///tell.musically.acoustics

From the centre of the village of Dowlish Wake, proceed north through the village, passing Perry's Cider Mill and the bridge on your left. At the junction with Mill Lane, turn right, signposted Chillington Continue out of the village for 0.4 miles, and Lower Leigh is on the left hand side.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		95 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

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.

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