

KINGSBRIDGE COTTAGE

LUXBOROUGH, WATCHET, SOMERSET



JACKSON-STOPS

KINGSBRIDGE COTTAGE LUXBOROUGH, WATCHET, SOMERSET

An enchanting period cottage set on the edge of this sought after village with the upper reaches of the Washford stream running through the garden.



DISTANCES AND TIMES (approximate)

DUNSTER 5 MILES

MINEHEAD 8 MILES

TAUNTON 19 MILES

TAUNTON TO LONDON PADDINGTON 1.45 HOURS
ON THE FAST SERVICE

FEATURES

- Porch
- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room with Aga
- Study/Additional Sitting Room
- Boot Room
- Boiler Room
- Cloakroom
- Additional WC
- Four Double Bedrooms
- Two Bathrooms (One En Suite)
- Mature Gardens with Stream Frontage
- Off-Street Parking
- Attached former Barn providing Garaging and Loft Area
- Approximately 0.36 Acres in All



LOCATION

Kingsbridge Cottage occupies an idyllic position within the sought-after Exmoor village of Luxborough. The property is well placed to explore the countryside and miles of nearby sea cliff scenery. The village itself has the parish Church of St Mary, the well-known Royal Oak Inn and a village hall. The nearby medieval village of Dunster, famous for its Yarn Market and Castle is just five miles away and provides good local shopping, post office and doctors' surgery. The coastal town of Minehead is a little further away and has a more comprehensive range of shopping and leisure facilities, banks, schools and hospitals. Taunton, the county town of Somerset lies approximately nineteen miles to the east, has an excellent shopping centre and a number of well-known schools, theatre, the county cricket ground, and a mainline railway station with the fast train scheduled to arrive at London (Paddington) within an hour and forty-five minutes.

THE PROPERTY

The property is approached through a pillared gated entrance and over a bridge spanning the Washford Stream, which leads into a gravelled courtyard providing ample parking. The house, which is now in need of renovation and modernisation, offers considerable scope for a new owner to create a delightful village home. Of particular note is the substantial two-storey barn attached to the house which, subject to the necessary consents, offers excellent potential to be incorporated into the existing accommodation or possibly converted to provide an annexe, studio or hobby room.

The accommodation is particularly light and spacious and, for a cottage, has well-proportioned, high-ceilinged rooms. A stable door leads into an entrance porch and then into a hall with useful built-in storage for coats and boots. From here, there is access into a cloakroom, a spacious study/snug and the main sitting room, which is a dual-aspect room with a large window overlooking the front of the property, glazed double doors opening onto the rear terrace and gardens beyond, and a handsome fireplace with wood-burning stove. Beyond the sitting room is the dining room, which has a further fireplace and double doors opening onto the gravelled area at the front of the house. The staircase rises from here to the first floor. Adjoining the dining room is the kitchen, fitted with a range of wall and floor-mounted units and an oil-fired Aga. From here, a boot room has a stable door opening onto the rear terrace and provides access into the adjoining two-storey barn. The barn represents a particularly exciting opportunity. On the ground floor is a substantial single garage, together with an additional WC, while the first floor provides a large open storage area.



On the first floor of the house are four bedrooms, two of which are particularly generous in their proportions. The principal bedroom has an en suite bathroom, whilst the remaining three bedrooms are served by a family bathroom.

GARDENS & GROUNDS

It is the setting which makes Kingsbridge Cottage particularly special. The gardens lie predominantly to the north, where the sound of the stream running alongside provides a wonderful ambience. Double gates at the far end of the garden open onto a second bridge across the stream, providing additional access onto the lane. Beyond the main garden is a further parcel of land containing a variety of established trees. Both the gardens and additional land are presently overgrown and require clearance but provide an excellent opportunity to create attractive grounds befitting the particularly peaceful and picturesque setting.

PROPERTY INFORMATION

Post Code: TA23 0SH.

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

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

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, 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.

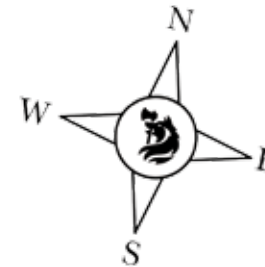


Details prepared and Photographs taken August 2026.
For sale by private treaty with vacant possession on completion.

LOCAL DIRECTIONS (POST CODE: TA23 0SH)
What3words:///wheat.example.farmland

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.

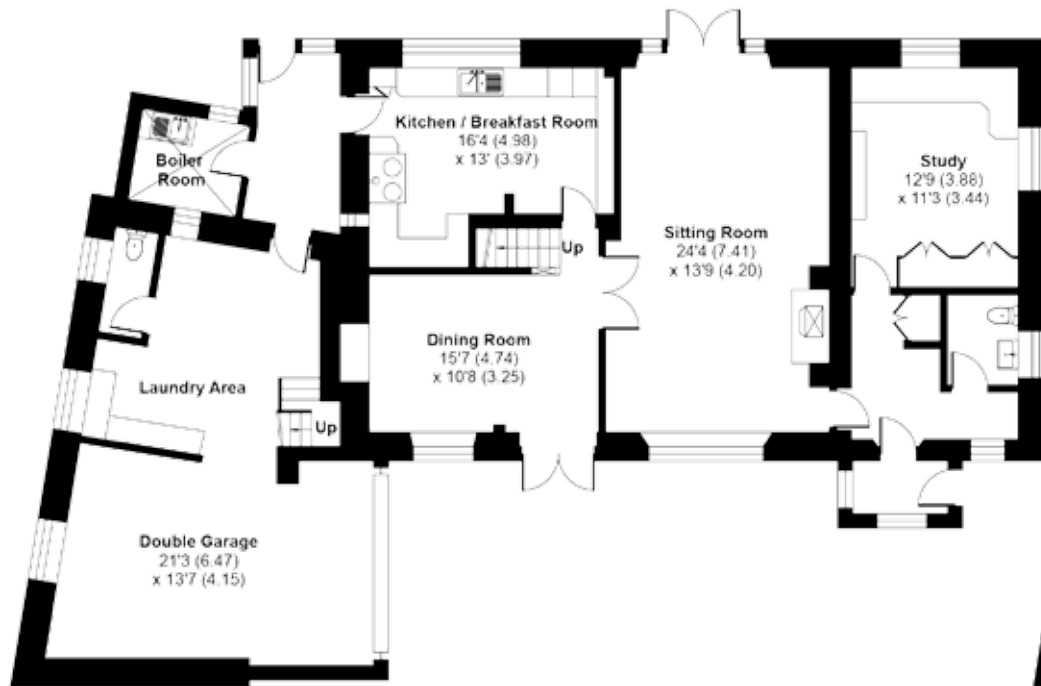


Approximate Area = 2878 sq ft / 267.3 sq m

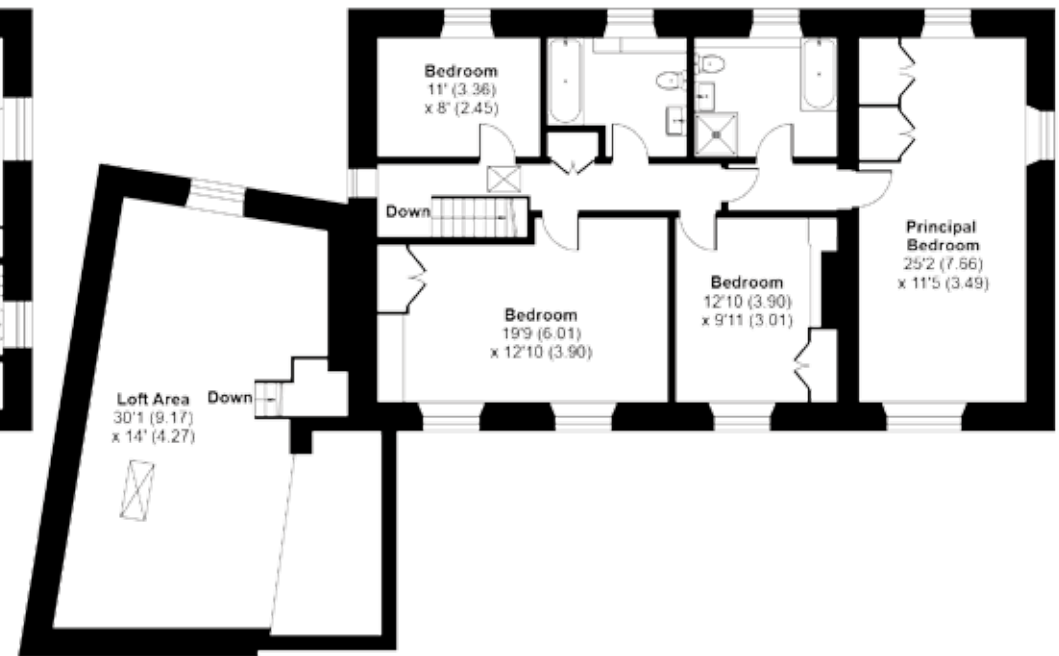
Garage = 517 sq ft / 48 sq m

Total = 3395 sq ft / 315.3 sq m

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



GROUND FLOOR



FIRST FLOOR / FIRST FLOOR 1

TAUNTON

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