



Jack O'Knights

Spaxton, TA5 1AJ

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An exceptionally charming Grade II Listed detached cottage including 3 double bedrooms along with recent additions is located on the edge of this most desirable village in the Quantock foothills. It has been beautifully renovated to a high specification occupying a stunning elevated position with breathtaking views of the surrounding countryside.

THE AGENT SAYS...

We are delighted to be able to offer to market this stunning 'chocolate box' 16th century detached cottage located in an idyllic position on the edge of the most desirable village of Spaxton.

The property offers immense charm and character throughout and is surrounded by glorious gardens along with superb garaging with further outbuildings and private parking.

The current owners who, having owned the property for almost twenty years, embarked on a impressive restoration and upgrade of the cottage completely transforming the accommodation with the inclusion of a substantial extension creating superb spacious living accommodation. The cottage enjoys stunning gardens and far reaching views out towards the Bristol channel and towards the Welsh Mountains in the far distance.



Property description

The accommodation comprises main entrance leading from the porch into a spacious reception hall with the main staircase seen to the side.

The sitting room seen opposite is exceptionally light and sunny with windows looking out to the front and rear of the house. This spacious reception room is filled with a wealth of original features including exposed timbers in addition to a feature inglenook fireplace displaying the old bread ovens and original stonework. A large electric wood effect stove is housed on a clay tile hearth.

The main kitchen has been redesigned to include a comprehensive range of hand painted wall and base units which combine pan drawers with cupboard storage utilising all available space. A superb walk in larder is located at one end with an all-electric professional Rangemaster range includes two ovens (one with a grill), additional grill and pan drawer. Ceramic hob over and an overhead extractor. Further along is a stainless-steel sink and drainer with an integrated dishwasher below. Built in cupboard houses the boiler. Attractive splashback tiling with spacious worktops complete the design.

Access leads into the dining room. A sunny room with a southerly aspect provides excellent entertaining space for a large dining table.

The other end of the kitchen leads into an impressive utility room which forms part of the large extension added in recent years. This extremely useful space has been cleverly designed to offer space for a full height fridge and freezer alongside space for a washing machine and dryer.

A further range of built in storage cupboards completes the area.

Of note is a large skylight allowing natural light in.



Property description cont.

To the side is a superb purpose designed walk in housekeepers store with a cloak and boot store beyond. A door opens to the front with a further door seen at the other end opening to the rear of the property.

A downstairs bathroom is fitted to a high specification to include a bath with overhead shower, basin and WC.

Continuing through into an exceptionally spacious and most impressive garden room.
An oval shaped design with central French doors enjoys the wonderful views of the garden designed and landscaped around this extension.

A sky dome over allows an abundance of natural light in and overhead ventilation.
Off to the far side a separate area provides a spacious home office study area.

On the first floor a split landing area has access to the loft. Further built in storage runs along one side. The spacious principal bedroom found at the far end includes a range of built in wardrobes. An oak vanity unit incorporates a basin with open storage under.

Ensuite shower room includes a cubicle shower and separate WC.

Bedroom 2 is a generous sized double with further built in wardrobe storage. Bedroom 3 includes a pretty window with a southerly sunny aspect. A further bathroom with shower, WC and basin set in vanity unit and two heated towel rails.











GARDENS AND GROUNDS

Private gardens and grounds are seen surrounding the front of this delightful property and are approx. 1/3 of an acre.

The property is approached off a quiet country lane entering through a five bar gated entrance on to a spacious parking area for several cars with a substantial detached double garage seen to the side that includes power and lighting with space for storage and work benches etc.

A further accommodation to the rear was added in 2018 creating a spacious extension offering a variety of uses such as hobbies or business use.

A large garden store is to one side. Mature hedging borders the boundary edge of the garden providing a wonderful private and secluded space.

Lawned areas are interspersed by established flower and ornamental shrubs borders offering a variety of colour and interest throughout the year. Mature trees including Copper Beech, Horse Chestnut and Sycamore create dappled shade.

Of note is the stunning redesign of the sun terrace extending out from the extension combining attractive walling and steps leading the eye to the main garden area.

To the far east side of the garden is a separate kitchen garden including raised beds for vegetable growing with cane fruit borders pear and plums and apples trees.

A greenhouse with composting is at the end.



SITUATION

Jack O' Knights enjoys an enviable and wonderfully secluded setting, within the highly desirable Quantock village of Spaxton. Nestled in the foothills of the Quantock Hills, an Area of Outstanding Natural Beauty, the village is surrounded by unspoilt countryside with beautiful rolling landscapes and far-reaching views.

The village has a community shop and post office, together with a church, village hall and primary school, whilst the surrounding countryside provides an exceptional setting for those who enjoy walking, cycling and outdoor pursuits.

The Quantock Hills are quite literally on the doorstep, with a wonderful network of footpaths, bridleways and country lanes leading into some of Somerset's most beautiful landscapes.

Despite its rural setting, Spaxton is conveniently placed for access to the nearby towns of Bridgwater and Taunton. Bridgwater lies approximately 4 miles to the east and provides an extensive range of shopping, leisure and commercial facilities, whilst the county town of Taunton, approximately 7 miles away, offers a wider choice of independent and national retailers, restaurants, cafés, cultural facilities and recreational amenities.

The area is well regarded for its excellent educational provision, with a primary school in Spaxton, well-regarded secondary schools nearby and a choice of highly respected independent schools in Taunton, making it a popular choice for families.

For commuters, the M5 motorway is readily accessible at Bridgwater, with Junctions 23 and 24 providing convenient access to Exeter, Bristol and beyond. Taunton's mainline railway station offers regular direct services to London Paddington, with journey times of under two hours, whilst Exeter and Bristol are also within straightforward travelling distance.





Jack O'Knights, Spaxton, Bridgwater, TA5

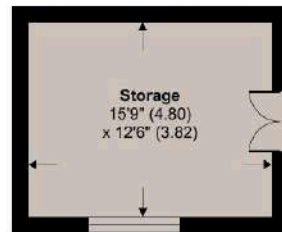
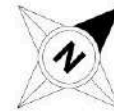
Approximate Area = 2023 sq ft / 187.9 sq m

Garage = 333 sq ft / 30.9 sq m

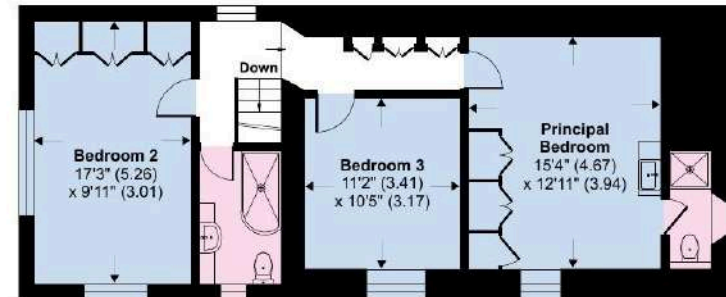
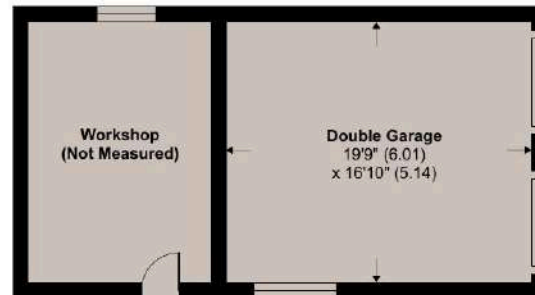
Outbuilding = 197 sq ft / 18.3 sq m

Total = 2553 sq ft / 237.1 sq m

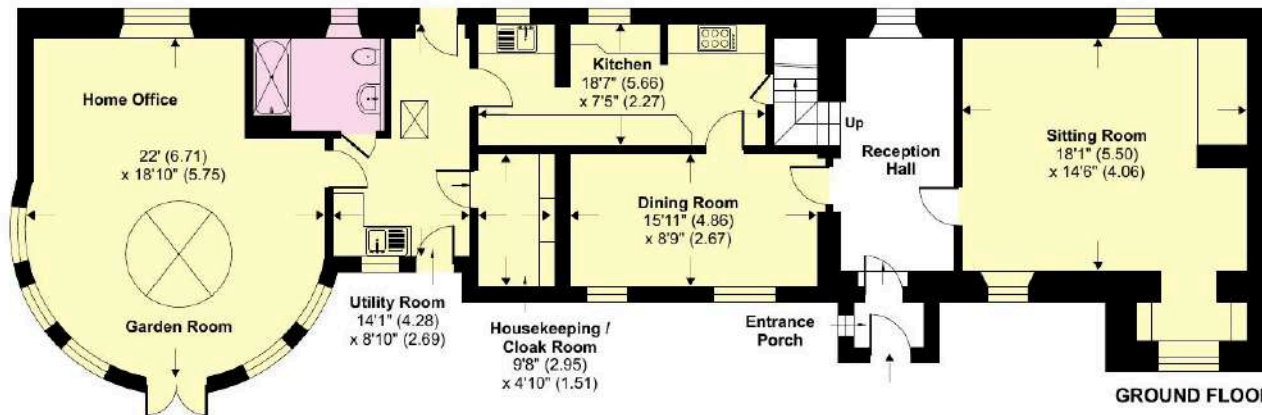
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OUTBUILDING



FIRST FLOOR



GROUND FLOOR



DIRECTIONS

From Taunton proceed in a northerly direction on Kingston Road. Continue through the village of Kingston St Mary and proceed up Buncombe Hill. At the top of the hill turn right towards Bridgwater. After a short distance turn left (approximately 0.25 mile) to Merridge and Spaxton. Proceed through the hamlet of Merridge and down the hill and ahead of the T junction the main entrance to Jack O'Knights can be seen on the left side with a gated entrance on to a private parking area.

what3words parking records.done.remarried

SERVICES

Mains water, electricity.
Drainage to Independent sewage plant
Oil fired central heating

LOCAL AUTHORITY

Somerset council.
Council tax Band G

Situated in an Area of Outstanding Natural Beauty

ENERGY PERFORMANCE CERTIFICATE

EPC exempt

TENURE Freehold

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