

# Treborough Lodge

Roadwater, Exmoor, Somerset







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A turn-key country residence in the heart of Exmoor National Park.

Taunton 20 miles (London Paddington 1 hour 40 minutes)

## Treborough Lodge

**Ground floor:** Porch | Reception hall | Dining room | Drawing room - Cinema room | Gym | Kitchen  
Breakfast room | Butler's pantry | Utility room | Boiler room | Cold room | Shower room | Cloakroom | Cellar

**First floor:** Principal bedroom with dressing room / additional bedroom, en suite bathroom and shower room  
Four further bedrooms | Two further bathrooms

**Second floor:** Four bedrooms | Two bathrooms | Shower room

Three bay garage | Stable block | Tractor barn | Chalet / studio

Planning permission for 200 sq m indoor swimming pool complex

Parkland gardens | Woodland | Paddocks

**In all about 20 acres**

### Exeter

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### Country Department

55 Baker Street  
London, W1U 8AN

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hamish.humfrey@knightfrank.com

## Situation

Treborough Lodge sits in a secluded and peaceful position at the end of a long private drive in the heart of Exmoor National Park, an area that is renowned for its beautiful landscape of moorland, woodland and spectacular coastal views. There are numerous opportunities for walking, including the Coleridge Way, Two Moors Way and the South West Coast Path. There are various bridlepaths in the area and a wide range of country pursuits.

There are a number of stunning beaches nearby including Dunster Beach and Blue Anchor Bay and slightly further afield but still within easy reach are Woolacombe, Croyde, Putsborough and Saunton Sands on the North Devon coast.

Taunton is about 20 miles away and offers an excellent choice of schooling, with Kings Hall, Kings College, Queens College and Taunton School all situated within the town. Other well-regarded schools in the area include Wellington School, Blundells and Millfield.

Taunton also has excellent communication links with a fast train to London Paddington taking from 1 hour 45 minutes and the M5 motorway junction 25 giving access to London and the South East as well as Exeter and the South West.

## Treborough Lodge

Treborough Lodge is a magnificent country residence built in 1857 with the classic proportions typical of its era. The house enjoys a secluded and peaceful setting in the heart of Exmoor National Park, within 20 acres of mature gardens, parkland and woodland much of which has been significantly landscaped.

The first impressions are outstanding, with a double bay façade and front entrance gable. Once inside the house, the attention to detail and high-quality finish are immediately noticeable, as are the grand proportions and ceiling heights. The entrance hall gives access to the two reception rooms in the original part of the house. The dining room features a stunning fireplace and bay window with views over the grounds. Opposite is the cinema room, also with a bay window and fireplace. An inner hallway leads to the drawing room, perhaps the most impressive room on the ground floor and forming part of a 1904 extension.





This is an ideal room for entertaining, thanks to its majestic scale and there is ample natural light thanks to the three large windows.

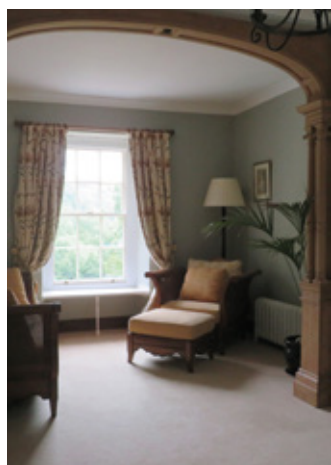
Towards the rear of the house is the kitchen and breakfast room, along with a butler's pantry, continuing the exacting standards in the finish and quality of the renovation works. This is a fantastic family room, with central kitchen island / breakfast bar and plenty of natural light thanks to the large windows.

The large landing area on the first floor matches the proportions of the entrance hall below and gives access to the three bedrooms and bathroom in this part of the house. The two bedrooms at the front of the house are incredibly light thanks to the magnificent bay windows and they both offer far reaching views over the grounds and surrounding

countryside. The family bathroom, as with all the bathrooms in the house, has been finished to an excellent standard. The principal bedroom is the most impressive room on the first floor with an en suite bathroom, and dressing room / additional bedroom with separate shower. To the rear of the first floor is a further bedroom and bathroom.

The second floor has impressive ceiling heights for the top floor of the house and contains four bedrooms and three bath / shower rooms. The two bedrooms at the front of the house would make fantastic home offices if required. Consistent throughout the house is the quality of the finish and this continues throughout the second floor. There are 10 bedrooms, 8 bathrooms and 2 WCs in total, with great flexibility in the accommodation and all of the 16 fireplaces in the house are working.

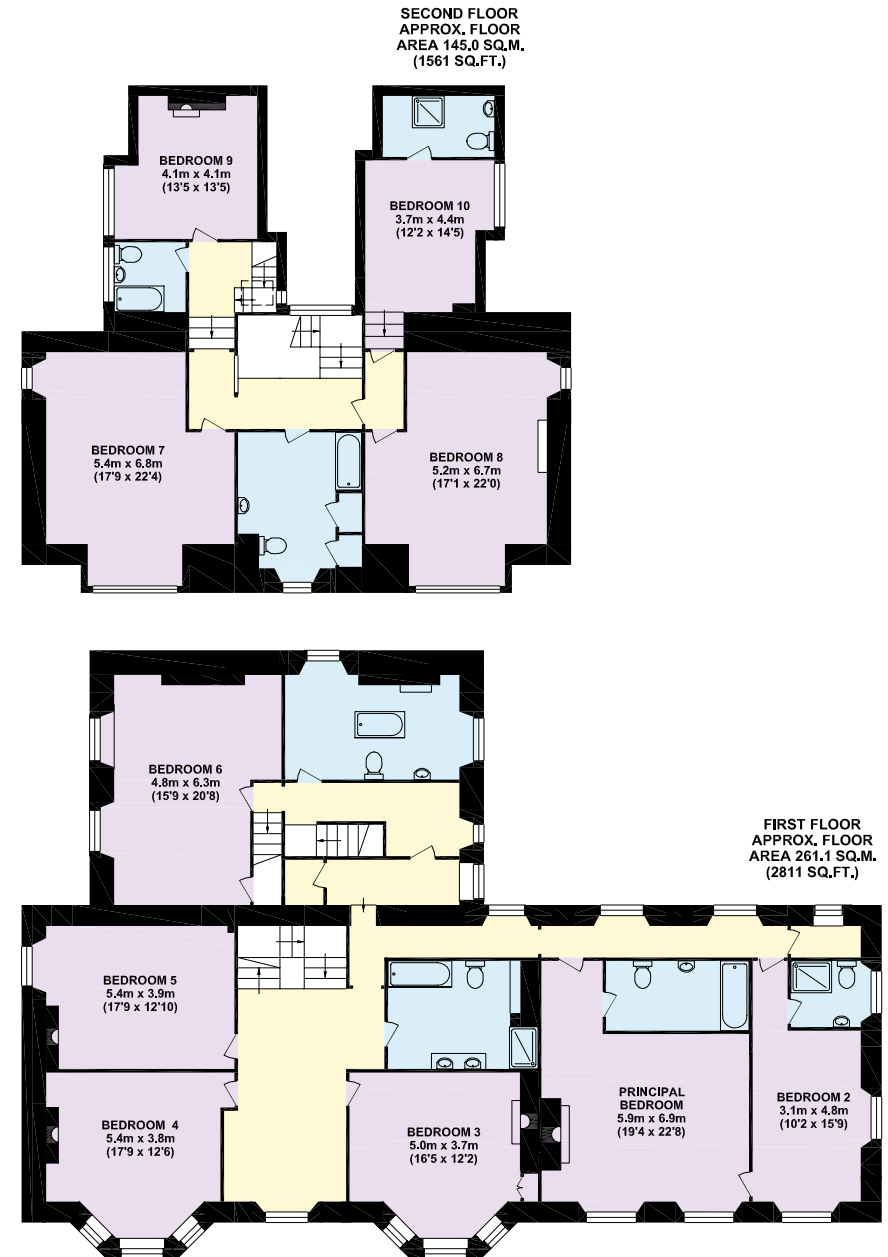
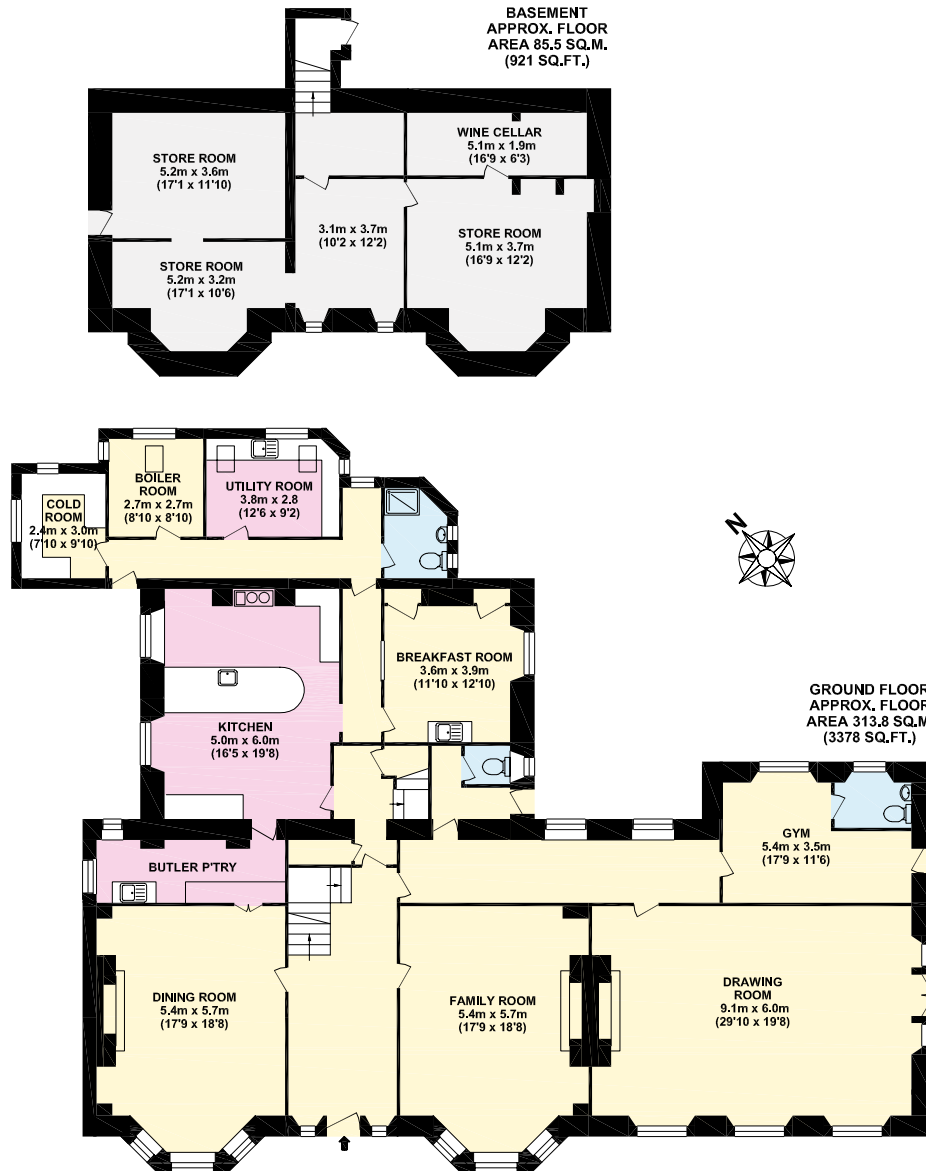


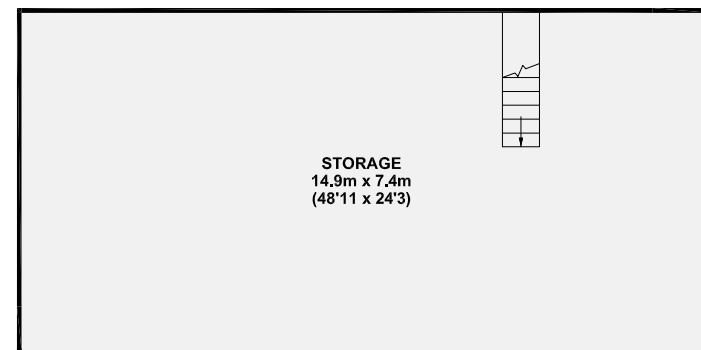
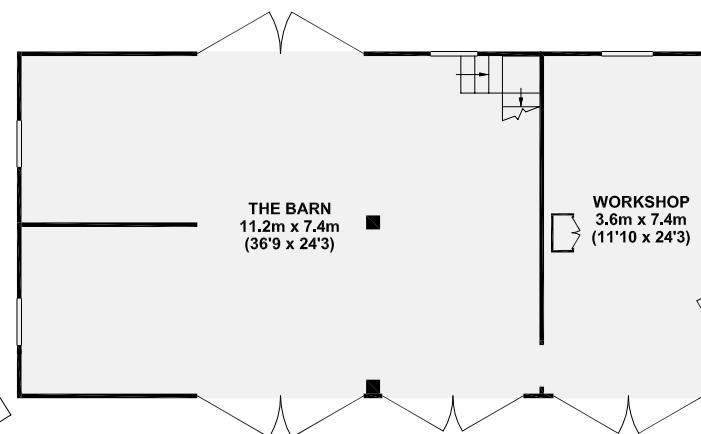
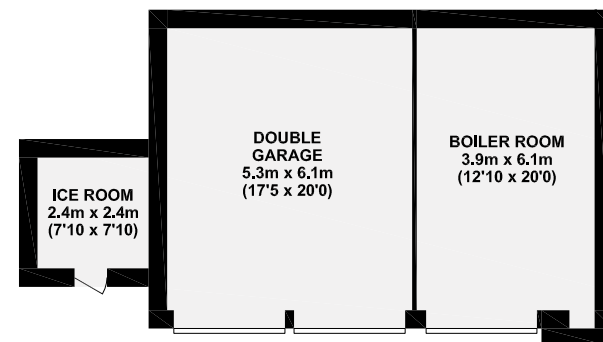
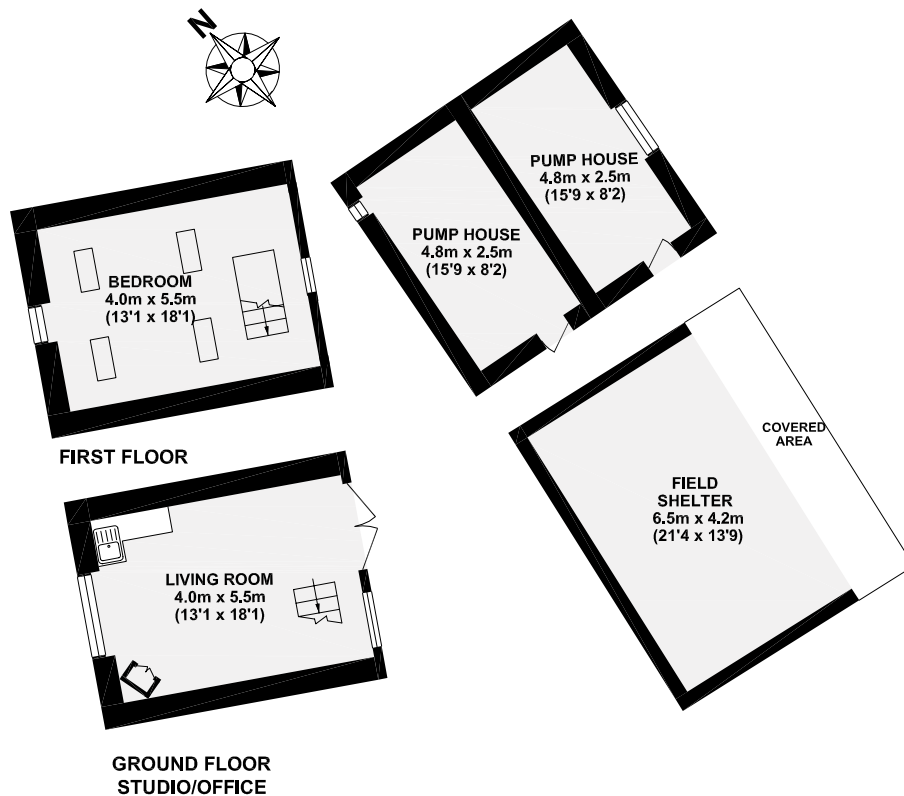
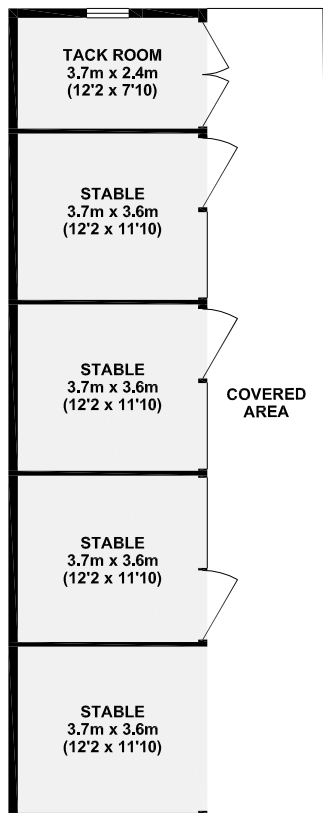


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

**Approximate Gross Internal Floor Area**  
**805.5 Sq.M. - (8,671 Sq.Ft.)**  
**Outbuildings: 445.7 Sq.M. - (4,798 Sq.Ft.)**

This plan is for guidance only and must not be relied upon as a statement of fact.  
 Attention is drawn to the Important Notice on the last page of the text of the Particulars.





## Gardens, grounds and outbuildings

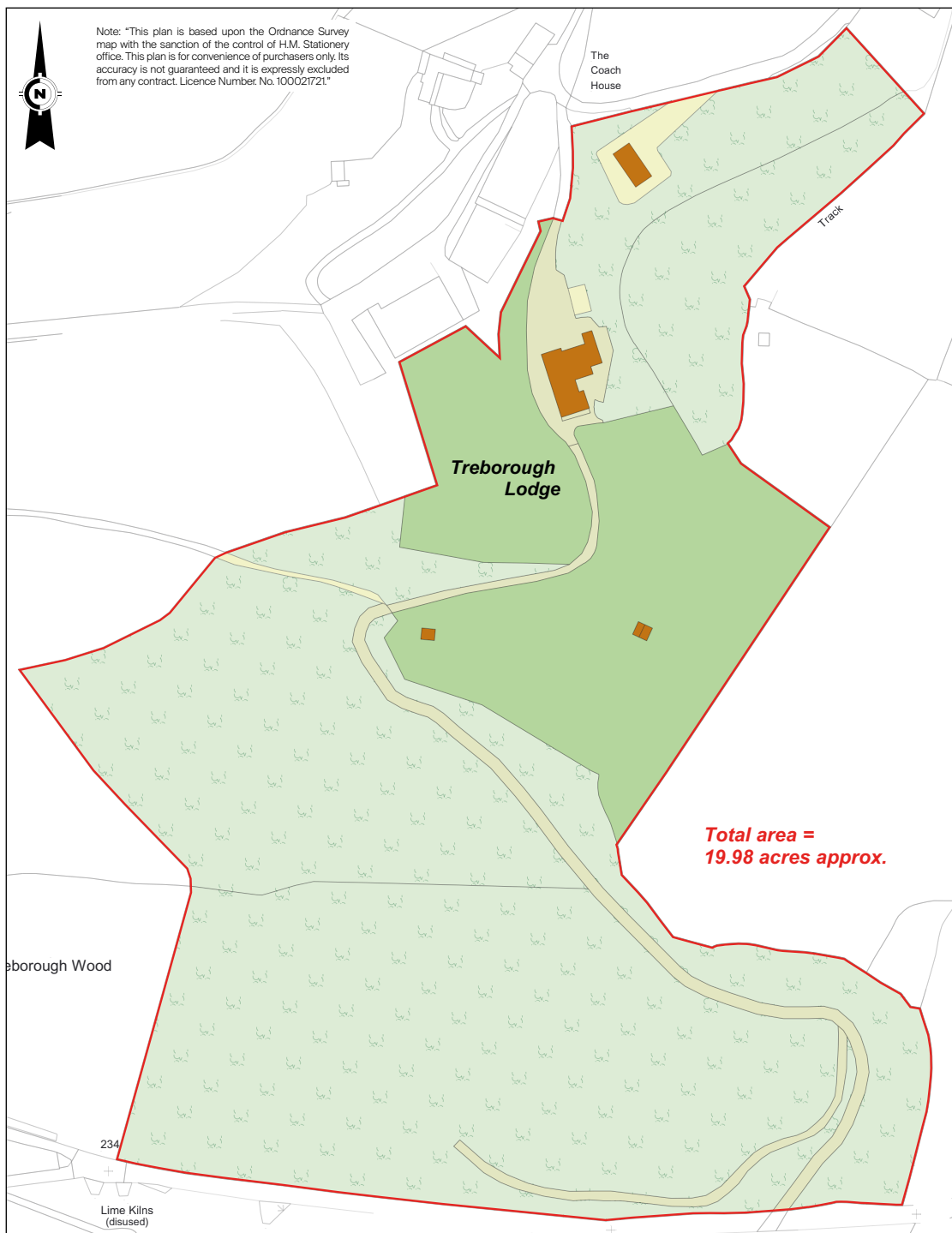
Treborough Lodge is complemented by a range of practical and attractive outbuildings. Adjacent to the house on the north side is a recently constructed stone garage with three bays. The construction is pretty and subtle, with ample space for vehicles or storage. Beyond the garage is an attractive oak framed barn, ideal for machinery storage, with a workshop at one end and a first floor boarded loft area. A stable block with slate roof sits below the main house and has four boxes and plenty of storage, measuring 21 metres by 7 metres. This building could be adapted for other uses if required.

The chalet / studio contains an open plan kitchenette / sitting area with wood burner and a ladder leading to the first floor. There are magnificent views back to the south west façade of the house.

Further outbuildings include a former steam house and field shelter. There is planning permission in place for a 200 square metre indoor swimming pool and associated changing rooms and showers.

The grounds have a parkland feel, and the magnificent views have been opened up with a far-reaching outlook down the valley and coastal views from the top of the drive.





The drive itself was reinstated six years ago and creates an approach that is fitting with the house. Surrounding, are various areas of lawn, interspersed with majestic mature trees. Beyond the immediate gardens are the paddock and the grounds extend to about 20 acres in total.

## Services

Private water supply. Mains electricity with three separate supplies to the property. Oil fired central heating and wood fired boiler.

## EPC Rating

F

## Local Authority

Somerset West and Taunton Council  
[www.somersetwestandtaunton.gov.uk](http://www.somersetwestandtaunton.gov.uk)  
 Telephone: 0300 304 8000



## Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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