



Court House, Ash Priors, Somerset





An impressive 18th century farmhouse with a cottage, outbuildings and converted barn set in about 2.28 acres.

Summary of accommodation

Court House

Portico | Dining hall | Sitting room | Garden room | Kitchen/breakfast room | Back hall | Cloakroom | Work room/potential family room

Principal bedroom suite with bath & shower room | Three further double bedrooms | Family bathroom | Home office/further double bedroom

Attic flat: Entrance hall | Living room | Kitchen | Double bedroom with en suite shower room | Three further double bedrooms | Bathroom

The Cottage at Court House

Hall | Sitting room | Kitchen/dining room | Principal bedroom with en suite shower room | Two further bedrooms | Bathroom | Garden

Court House Barn

Sitting room | Kitchen/breakfast room | Double bedroom with en suite shower room | Two further bedrooms | Bathroom | Garden

Granary | Single garage | Workshop with office | Parking | Garden | Ornamental pond with fountain | Stream | Paddock

In all about 2.28 acres

Distances

Bishops Lydeard 1.5 miles, Taunton station 6 miles (Bristol 52 minutes & Paddington 1 hour 39 minutes), Wellington 8 miles, J25 M5 8.1 miles

Bridgwater Bay 13.3 miles, Exeter Airport 29.3 miles, Exeter City Centre 36.6 miles, Bristol Airport 41.6 miles

(All distances and times are approximate)



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Location

Court House has a lovely setting on the edge of the small village of Ash Priors, which is surrounded by unspoilt countryside nestling between the Quantocks, Blackdown and Brendon Hills and is within easy reach of Exmoor and the North Somerset coast.

The village itself has a 15th century church and village hall and the nearby village of Bishops Lydeard has a farm shop, Co-op convenience store and two popular pubs. For day-to-day requirements Wellington has a good range of shops and local businesses including a Waitrose supermarket and Taunton is also within easy reach.

Nearby transport links include the A358 and the M5, Taunton has regular rail services to Bristol Temple Meads (52 minutes) and Paddington (1 hour 39 minutes) and Exeter and Bristol airports are both within reach.

There is an excellent range of schooling available from both the State and independent sectors. This includes three village primary schools within a three mile radius and several good private schools including Blundells, Taunton School, King's and Queen's Colleges in Taunton, King's Hall Preparatory School and Richard Huish Sixth Form College.





Court House

Standing in grounds of about 2.28 acres on the edge of the village with views over unspoilt farmland towards the Blackdown Hills twenty miles away, Court House is an impressive and eye catching Queen Anne-style farmhouse built in 1725. It is Grade II listed and built of lovely mellow red brick with its front decorated by a regular pattern of purple bricks and an impressive portico supported by Tuscan Doric columns, and a Welsh slate roof adorned with bonneted dormer windows. To the rear it has a south-facing Victorian wing that looks out over the garden.

A programme of renovation and improvement has now been largely completed by the current owners, with sufficient remaining to enable new owners to put their own stamp on the house. It has retained many original architectural features including timber floors, wainscot panelling, fireplaces, cornicing, picture rails and window seats.

The ground floor currently has three reception rooms, all of which have fireplaces fitted with wood-burning stoves, plus a lovely farmhouse kitchen that looks out onto the garden. The kitchen is fitted with an Indesit range cooker and has ample space for a big kitchen table and a sofa and adjacent to it is a large workroom that would make an ideal family room.



Off the first floor landing is the principal bedroom with an en suite bath and shower room, three further double bedrooms and the family bathroom.

A secondary landing leads to the games room, which has a vaulted ceiling and windows on two sides and at the far end is a further double bedroom that currently serves as a home office. A self-contained flat with four double bedrooms and its own ground floor entrance has been created from the house's extensive suite of attic rooms. This additional accommodation could be included within the rest of the house with no structural change.



Attic Flat



Attic Flat

Cottage & Barn

Behind the house is a single-storey three bedroom, two bathroom barn conversion with its own parking, garden and paved courtyard. Attached to, and to the north of the main house, is a three bedroom, two bathroom cottage with its own garden. Both have been let very successfully for some years under Assured Shorthold Tenancies providing a steady income stream. However, if required, the cottage and flat could be incorporated into Court House which would be ideal for families seeking a multi-generational living arrangement where a good level of privacy is desirable for two or more households.

Outbuildings, garden & grounds

Court House is approached via a curving driveway leading to a gravelled parking area in front of the house and passing a circular, spring-fed pond with an ornamental fountain at its centre, overlooked by a mature Japanese flowering cherry tree. A stream flows out of the pond through the south-facing, lawned garden, which is bounded by mature hedging and trees.



Court House Barn



Court House Barn



Court House Barn



Court House Barn



Cottage

Behind the house is further parking, an attractive granary supported on staddle stones, single garage and a workshop with integral office. Beyond the rear parking area is a sloping, south-facing, one acre paddock enclosed by stock-proof fencing with fantastic views from its highest point.

Approximate Gross Internal Floor Area

971.6 sq m / 10,458 sq ft
 (excluding eaves storage)

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.

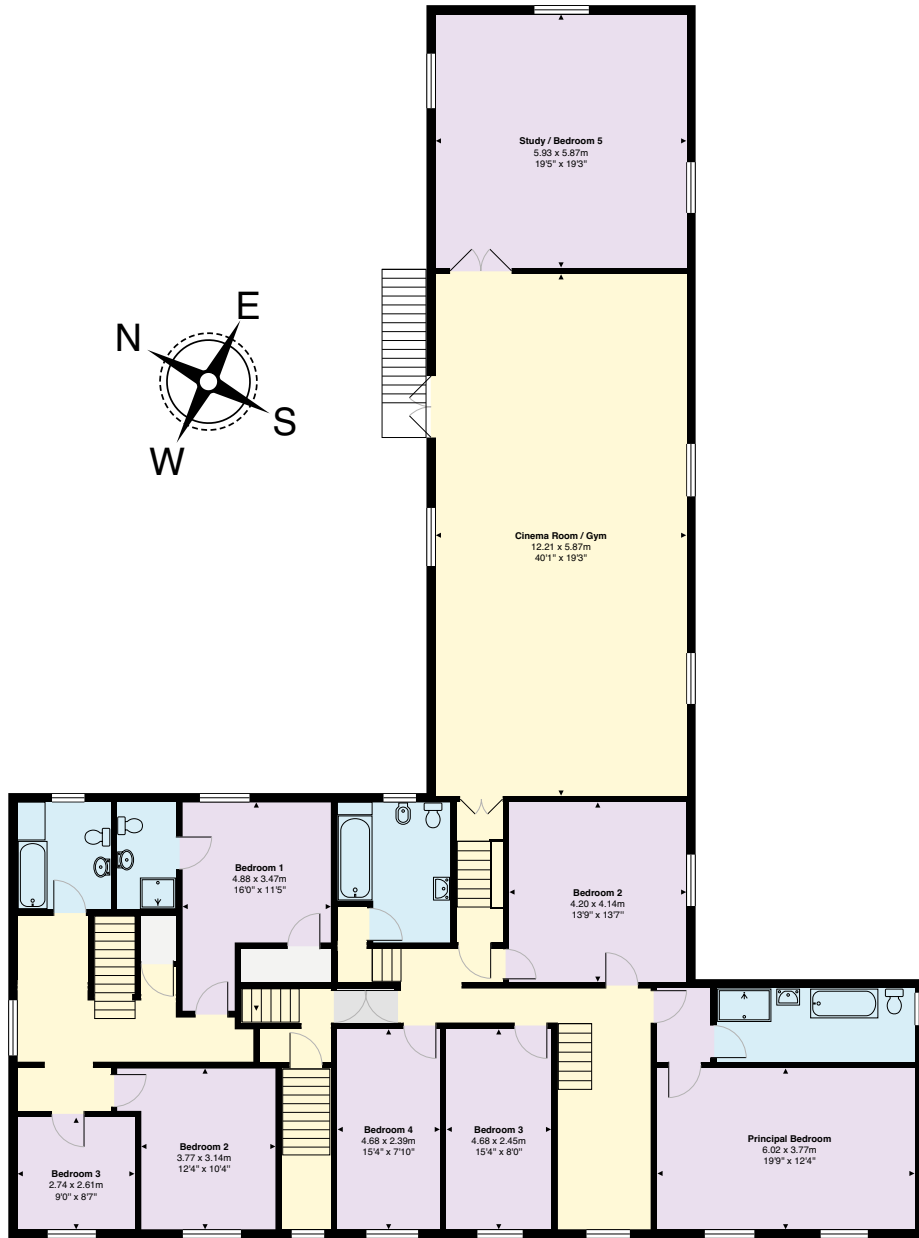
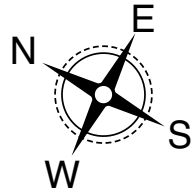
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Court House Cottage
Ground Floor

Court House
Ground Floor

Ground Floor
 Area: 299.4 m² ... 3223 ft²



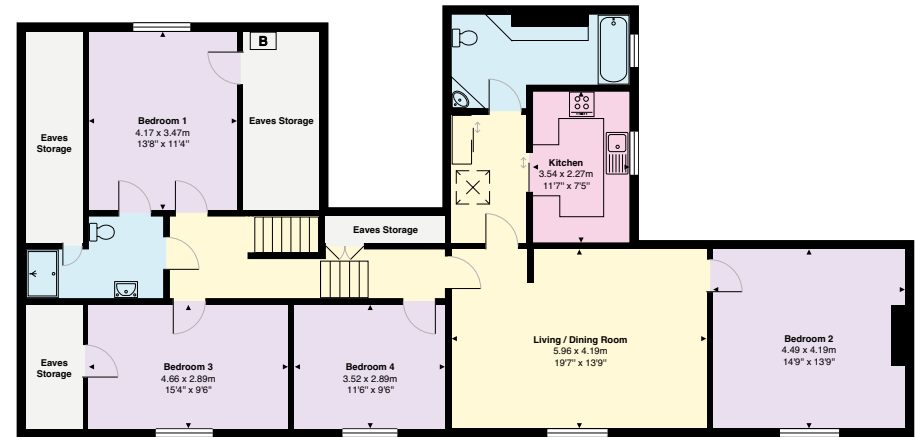
Court House Cottage
First Floor

Court House
First Floor

First Floor
Area: 295.1 m² ... 3176 ft²



The Barn
Court House
Area: 120.2 m² ... 1293 ft²



Court House Apartment

Second Floor
Area: 123.8 m² ... 1333 ft²

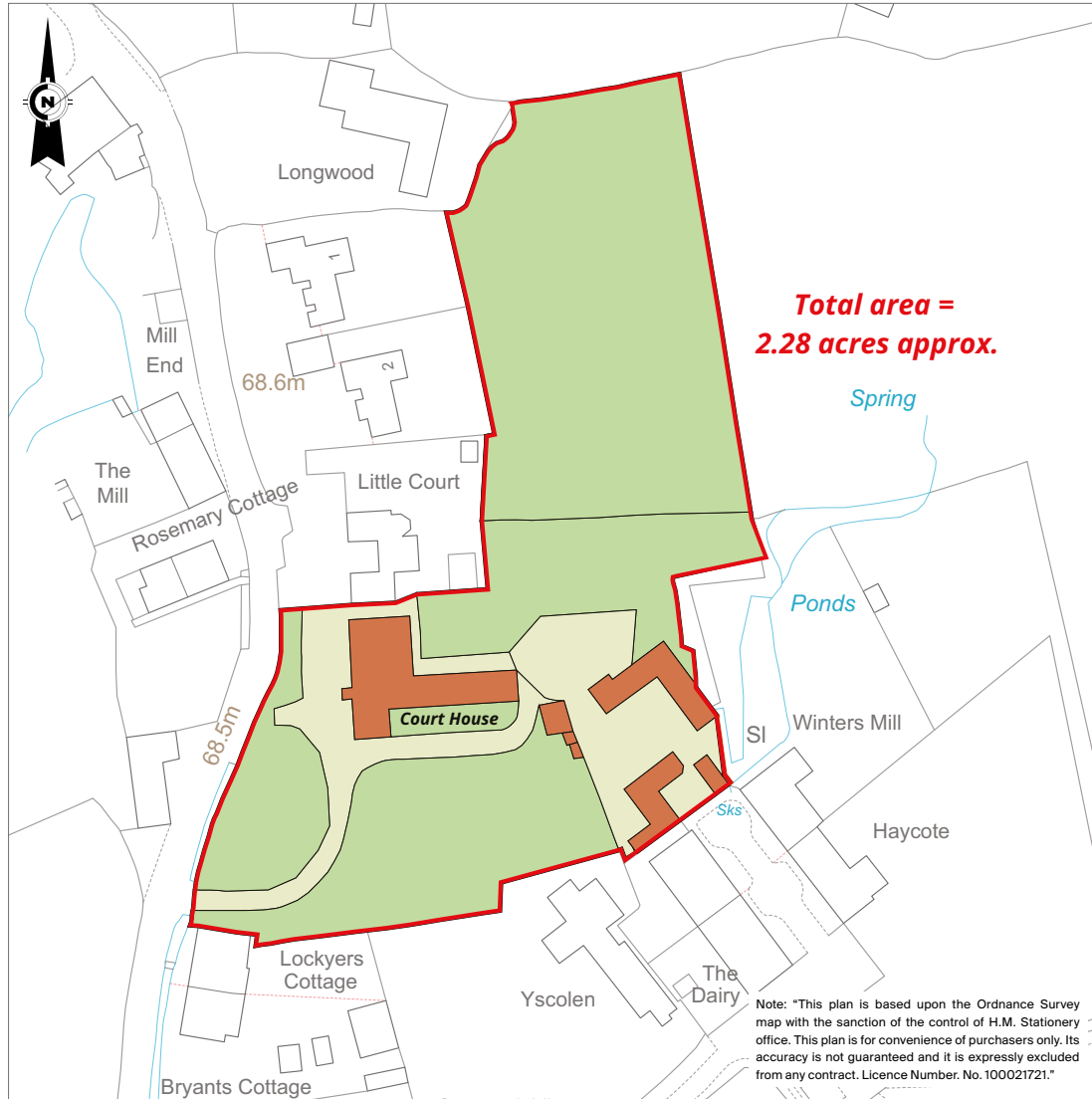


Directions (Postcode TA4 3NQ)

[what3words///selling.neckline.fizzy](https://www.what3words.com/selling/neckline.fizzy)

Follow the A358 heading west out of Taunton. At the Cross Keys Roundabout on the north-western edge of the town continue to follow the A358, signed to Williton. After three miles, at the second roundabout, take the first exit onto Station Road, signed to Ash Priors. Drive for about three quarters of a mile and then turn slightly right onto Ash Priors Road. Continue for just under half a mile and the driveway entrance will be found on the right just after passing a white-painted, thatched cottage.





Services

Mains water, electricity & gas. Mains & private drainage.

Bio-mass-fired central heating (Court House & Barn). Gas-fired central heating (Cottage & Maisonette). Ultrafast fibre optic broadband.

Property information

Tenure: Freehold

Local Authority: Somerset Council (www.somerset.gov.uk)

Council Tax: Court House: Tax Band E. Court House Barn: Tax Band E.

The Cottage at Court House: Tax Band C. The Maisonette at Court House (Attic Flat): Tax Band A

EPC Rating: Court House: F. Court House Barn: E. The Cottage at Court House: C. The Maisonette at Court House (Attic Flat): C

Guide Price: £1,900,000

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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Particulars dated May 2023. Photographs and videos dated April 2023.

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