

Hollybrook

Merridge, Somerset





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A beautifully presented seventeenth century country house with converted barn, occupying a magical and peaceful setting in the Quantock Hills.

Kingston St Mary 4 miles, Taunton 7.5 miles, Bridgwater 7.5 miles, Exeter 42.5 miles, Bristol 39.5 miles
(All distances are approximate)

Hall | Drawing Room | Study | Conservatory | Dining room | Inner hall | Cloakroom | Boot room | Laundry | Kitchen/breakfast room | Balcony

Principal Bedroom with en suite bathroom and dressing room | Three further bedrooms | Family bathroom

Converted former Threshing Barn providing ancillary entertaining and accommodation space

Double carport | Garden store/workshop | Open fronted summerhouse | Timber stabling with two loose boxes

Private drive | Landscaped gardens | Terraces | Pond | Secret garden | Paddocks | Fields (one with stream frontage)

Gross Internal floor area (approx):

House: 3,489.6 sq ft (324.2 sq m)

Annex, Outbuildings and barns: 2,168 sq ft (201.4 sq m)

In all about 15.63 acres (6.32 Ha)



Exeter

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Hollybrook – for sale freehold

This very attractive, period family home is set in the middle of its own land and occupies a highly enviable and peaceful setting in a hidden valley within the Quantock Hills, an Area of Outstanding Natural Beauty. Located at the end of a quiet country lane, the house enjoys beautiful views across an undulating landscape and faces due south enjoying all available sunshine. Totally private and tranquil, the property is within easy reach of Taunton mainline station (1hr 40m to London Paddington), Taunton shopping centre with many of the well-known high street stores, good independent schools, including King's and Queen's Colleges, Taunton School, King's Hall Preparatory School and the Richard

Huish Sixth Form College. The heather topped beacons of The Quantocks provide magnificent views and endless riding and walking countryside. For those wishing to play golf there is an excellent and well-respected golf course at Enmore and golf courses can also be found at Taunton, Tiverton, Honiton and Berrow.

The house is believed to date back to the early 17th century and has retained many original features including inglenook fireplace and beams. The entrance porch leads into the entrance hall which has a flagstone floor. Beyond is the drawing room which enjoys a glorious outlooks over the gardens and the hillsides beyond and has a large inglenook fireplace with a bread oven and exposed beams.









A door leads into the study which has a fireplace with a wood burning stove and French doors that lead into the conservatory. This is an excellent entertaining room with fabulous views over the gardens to the hills beyond. This beautifully designed room has natural oak framed windows along two sides and has a green slate floor, banquette seating, bookcases and natural wood cupboards concealing a sink with a granite work surface, refrigerator and glass shelves. French doors lead out onto a delightful south-facing terrace. A door from the hall leads to the dining room that has an inglenook fireplace, ceiling beams and a built-in wine cupboard. The inner hall has a terracotta tiled floor and beautifully preserved ceiling timbers with a door into the cloakroom. Off the inner hallway are a laundry room and a boot room with a back door and access to the oil-fired boiler room. The kitchen/breakfast room is a lovely light room with an oriel window and glorious views over the gardens and the hillsides beyond. It has two-door, oil-fired Aga, under-floor heating and French doors that lead out onto a wraparound south facing balcony enjoying the magnificent views and large enough for al fresco dining. Off the kitchen is a walk-in pantry

The four bedrooms are all good size doubles and all enjoy the wonderful rural views. The principal bedroom has an en suite dressing room and bathroom with a French door out onto a delightful balcony. One of the bedrooms has a double aspect enjoying views across the garden and the hillside beyond. The inner landing has built-in cupboards and an airing cupboard with a hot water cylinder. There is a family bathroom with a bath and a separate shower.



Annex

The substantial threshing barn has been converted to provide a wonderful open plan reception room with a wood burning stove, high vaulted ceiling with exposed timbers and a fully fitted kitchen area, shower room and galleried bedroom above. Next to the barn is a large decked entertaining space with brick-built BBQ.

Gardens, grounds and outbuildings

The gardens at Hollybrook provide a perfect, totally peaceful setting; they are beautifully stocked and have many features, including a circular secret garden, a south facing terrace, croquet lawn, rose covered arch and shaped topiary yews.

The drive into Hollybrook passes through electric iron gates set between high stone walls with an intercom system. The drive leads down to the property bounded by mature mixed hedges and trees. Off the driveway is a stable block with two loose boxes and a log store, all screened by beech hedging. The drive opens up to provide ample parking in front of the double fronted carport which is attached to the garden store and workshop.

The gardens provide the perfect setting for Hollybrook having been professionally landscaped and beautifully stocked. A deep flagstone path extends across the front of the property, is edged with lavender and has a raised bed immediately to the front with a number of hebe and Ceanothus, whilst the house is adorned with wisteria, jasmine and roses. A delightful paved terrace is found to the west of the house and French doors lead out from the conservatory onto the terrace, where there is a rectangular spring fed pond with stepping stones, which lead over the pond and on through a yew arch to a higher level of lawned garden. A pathway leads up to the western most corner of the gardens where there is an open fronted summer house. This provides an ideal outdoor entertaining space and BBQ area. A lawned garden stretches out to the front, interspersed with apple and damson trees.

Returning to the area around the house, there is a star magnolia and weeping beech found beside the circular secret garden bordered by mature yew hedging. A lower expanse of lawn is surrounded by beech hedging and provides an ideal croquet lawn and to the east side a path leads up to a small arboretum with a number of acers, pines and bottle brush, amongst others. The beautiful stone arches of a former shippen extend to the east of the threshing barn bordering the decked BBQ area, with



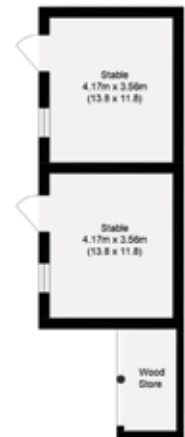
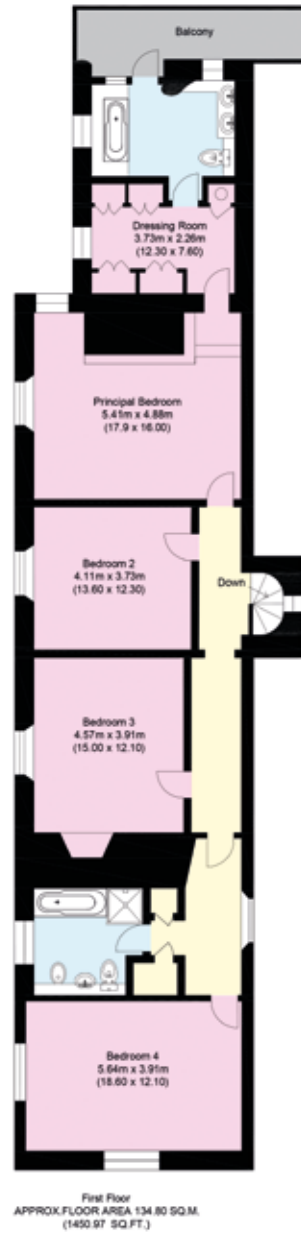
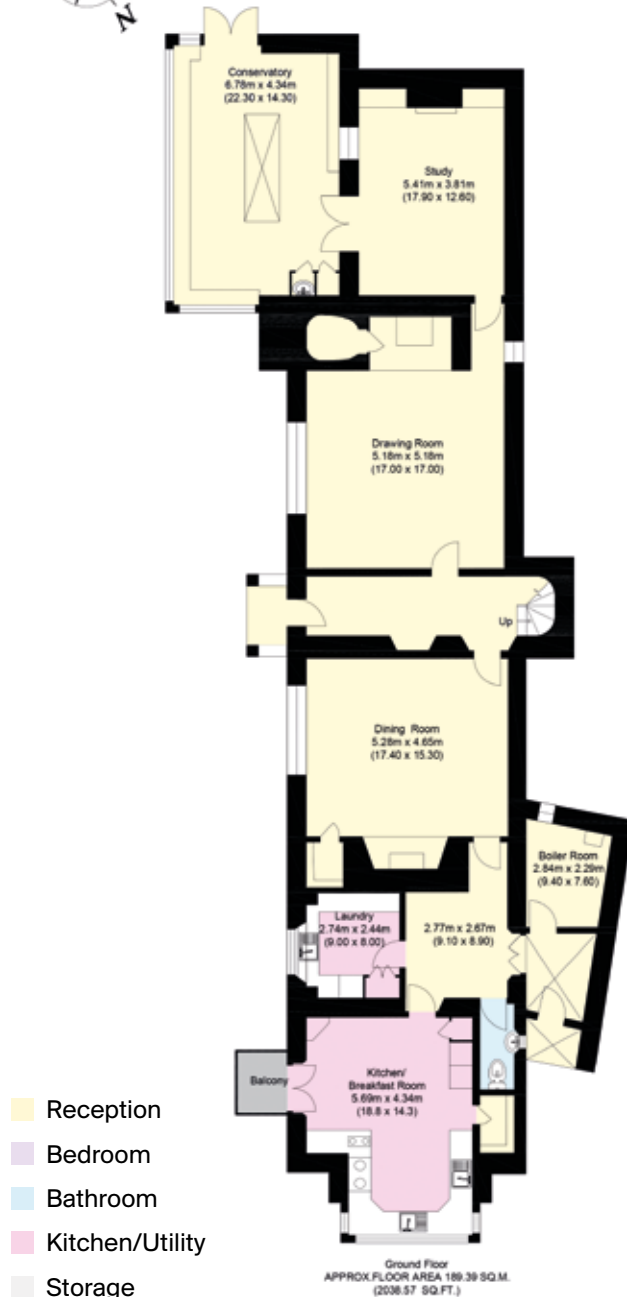


Approximate Gross Internal Floor Area

House: 3,489.65 sq ft / 324.20 sq m

Annex, Outbuildings and Barns: 2,168.06 sq ft / 201.42 sq m

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

a mature grapevine trained along the seven arches, and there is a deep bed with Ceanothus, cotoneaster and other shrubs, which provide a vibrant mixture of colours. A mature fig tree next to the barn provides abundant fruit. There are also many varieties of roses found throughout the gardens, together with lavender bushes and jasmine which provide a pleasing blend of fragrances throughout the summer months.

There is a large sloping field to the north where there are clusters of silver birch and fir trees, and a wooden tree house. The main pastures lie to the south and are partly separated by an old fashioned hedgerow, the further of the fields slopes down to the south to a small stream.

West Somerset

The property is situated in an elevated position on the edge of the Quantock Hills, an Area of Outstanding Natural Beauty. Despite the idyllic and peaceful location, the property is very well located, having easy access to Taunton,

Tiverton, Wellington and both the M5 Motorway and the A303.

Communication links are excellent with the M5 motorway at Taunton (junction 25) only 4 miles away providing very good access to Bristol, Exeter, the south west and the national motorway network.

Rail services operate from Taunton direct to London Paddington with the fastest trains taking circa 1 hour and 40 minutes.

Exeter Airport has a growing number of flights to the UK and international destinations, including a new twice daily route to London City Airport.

Kingston St Mary is about 4 miles away and has a strong community with a pub, The Swan, a village hall and garage. The county town of Taunton is about 7 ½ miles away and provides comprehensive facilities consistent with a town of this size. The university and cathedral city of Exeter is the major regional centre for the whole of the South West

region and has an extensive range of shops, restaurants and theatres.

Somerset has an outstanding number of state and private schools and the property is ideally placed to access the majority of them. There is a range of both primary and secondary schools nearby with excellent independent schools in Taunton (Kings and Queens Colleges, Taunton School and King's Hall Preparatory School) and a very popular primary school in Kingston St Mary. There is also Wellington School in Wellington and Blundells is just outside Tiverton. Further afield, but easily accessible are the Sherborne, Exeter and Bruton schools as well as Millfield.

For the sporting and recreational enthusiasts, the opportunities are endless. There is excellent walking, riding and cycling in the Quantock Hills and there are a number of golf courses in the area. There is racing at Taunton, Exeter, and Newton Abbot and the Jurassic Coast is not far away with a variety of sailing and beach opportunities. Taunton is the home of Somerset County Cricket and Exeter is the



home of the Premiership Rugby side The Exeter Chiefs. The Blackdown Hills and the Exmoor National Park are also within easy reach.

Services

Mains electricity and water. Private drainage. Oil-fired central heating.

EPC rating: F

Public rights of way and footpaths

A public footpath extends along the western most boundary hedge of the larger parcel of land. A sunken bridle path runs along the northern hedge of the same field.

Fixtures and fittings

All those items regarded as fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

Local Authority

Sedgemoor District Council, Bridgwater House, King's Square, Bridgwater TA6 3AR

www.sedgemoor.gov.uk

Telephone: 01278 435435

Somerset West and Taunton Council

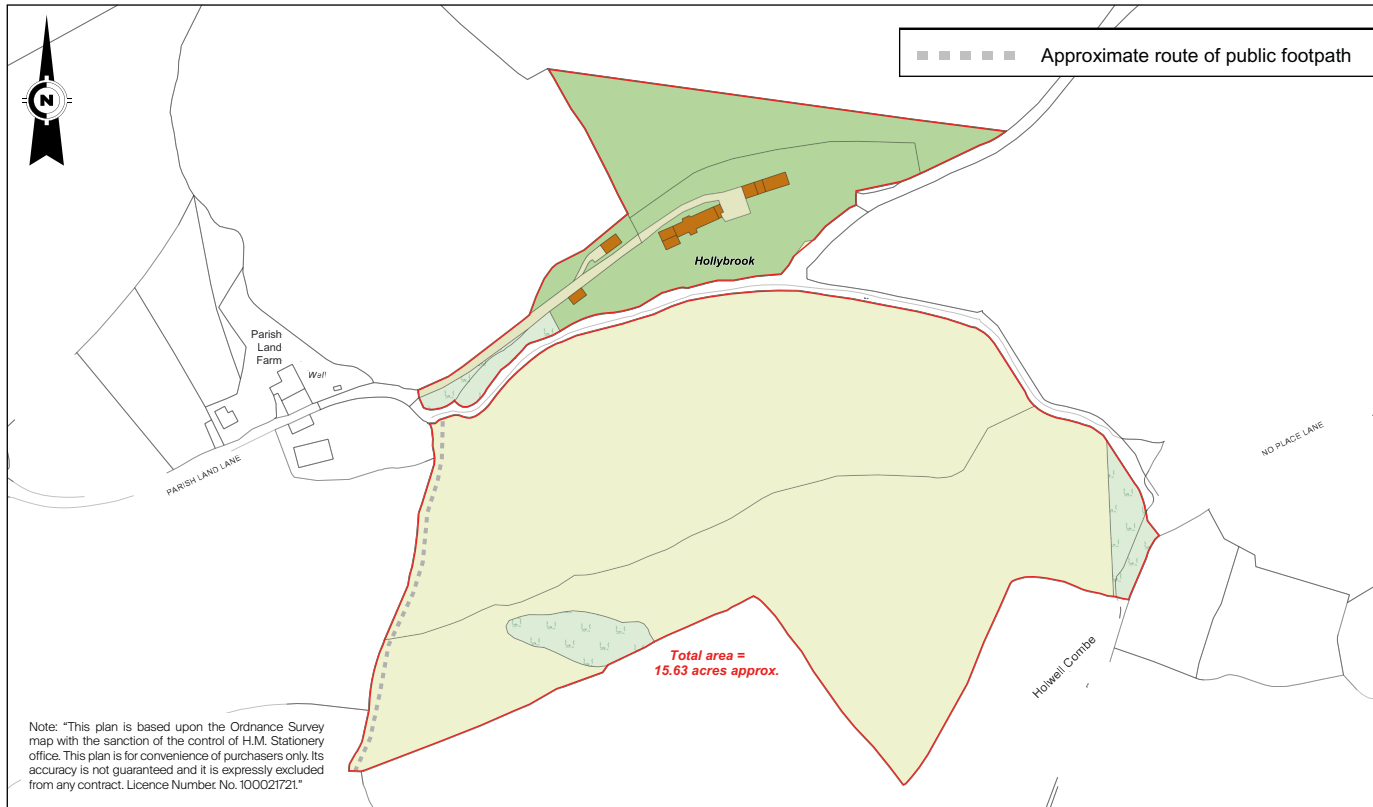
(www.somersetwestandtaunton.gov.uk)

Viewing

Viewing is strictly by prior appointment with the Sole Agents Knight Frank LLP.

Directions (TA5 1BB)

From Taunton: Proceed out of the town in a northerly direction along Station Road, passing the entrance to the railway station on your right and taking signs to Kingston St. Mary. Proceed through Kingston St. Mary and along Buncombe Hill and at The Pines Crossroads, turn right. Continue along this road for a short distance and after the Travellers Rest Inn on the left, turn immediately left, sign posted to Merridge and Spaxton. Proceed along this lane, down into the hamlet of Merridge, climb the hill and bear right then look out for a lane on the right with a 'No Through Road' sign. Proceed down this lane, passing a cottage on the left, and continue to the end where the entrance into Hollybrook will be seen straight ahead.



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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