



# BROADMEAD HOUSE

Milverton, Somerset





## A CHARMING GEORGIAN FAMILY HOME WITH A SOUTH-FACING GARDEN SET IN THE CENTRE OF A PRETTY VILLAGE

Broadmead House is beautifully presented and full of original Georgian architectural features, with a suite of cellars on its lower ground floor, a private, south-facing rear garden, garage and ample, free parking on the doorstep.

### Summary of accommodation

**Ground Floor:** Portico | Hall | Drawing room | Dining room | Kitchen/breakfast room | Cloakroom

**Lower Ground Floor:** Laundry/drying room | Logs/storage | Store | Wine cellar

**First Floor:** Landing | Principal bedroom with a walk-through dressing room & en suite bathroom | Two further double bedrooms  
Double bedroom/study | Family bathroom

**Outside:** South-facing rear garden | Summerhouse | Kitchen garden | Greenhouse | Garden store | Free on-street parking | Separate single garage

**Distances:** Wellington 4.6 miles, Taunton 8 miles (Bristol Temple Meads 52 minutes and Paddington 1 hour 39 minutes)  
Exeter Airport 27 miles, Exeter City Centre 30 miles  
(All distances and times are approximate)



# LOCATION

Broadmead House is situated in the sought after village of Milverton, which is surrounded by gently rolling and unspoilt countryside between the Quantocks, Blackdown and Brendon Hills. The village is a thriving community with excellent amenities including a church, general store, post office, hairdressers and popular primary school with a pre-school (see [www.milverton-somerset.uk](http://www.milverton-somerset.uk)). The nearby town of Wellington can meet most day to day needs including a Waitrose supermarket and Taunton is also within easy reach when required. There are good transport links nearby too. Taunton train station provides direct rail services to Bristol Temple Meads and Paddington. Junction 26 on the M5 is just 15 minutes by car and Exeter and Bristol Airports are both easily accessible. The wider local area also provides a wide choice of excellent schools from both the state and independent sectors. These include Blundells in Tiverton and several well-regarded schools in Taunton and Wellington.

# THE PROPERTY

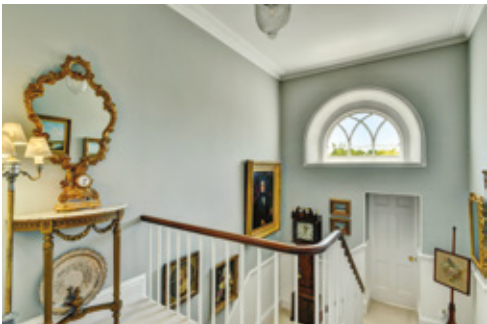
Set in the centre of the village and fronting onto a lane lined with period properties, Broadmead House is an elegant property constructed in the reign of George III. It has light and well-proportioned rooms on two storeys plus a suite of useful cellars and is built of distinctive, local red sandstone. It has also retained many of its original features including tall, 12-pane sash windows with working shutters that allow in masses of natural light, a sweeping staircase overlooked by a part-galleried landing, marble fireplaces, ceiling plasterwork and coving and picture rails. It has been sympathetically extended at the rear to increase the size of the kitchen, which is south and west facing with views out over the garden and French windows opening onto a good-sized paved terrace. In addition to a 30’ long hallway the ground floor has two adjoining reception rooms interconnected by a wide, tall archway. The bespoke kitchen has ample space for a six-seat kitchen table and is fitted with a two-oven AGA and electric oven and induction hob, integrated fridge/freezer and dishwasher.



Upstairs there is a total of four bedrooms, one of which is currently used as a study. The principal bedroom is very impressive and has a walkthrough dressing room with built-in wardrobes and a large en suite bath/shower room.

# OUTSIDE

Broadmead House fronts the village street, where there is on-street parking supplemented by a free car park just 30 yards away. The property’s garden extends out behind the house and is enclosed by a tall stone wall on two sides and a close-boarded fence that affords a good degree of privacy. A paved terrace extends out from the back of the house and is accessed from the kitchen french windows by a flight of stone steps. Beyond is a lawn fringed by richly stocked borders, with shrubs and mature trees and a charming summerhouse. At the far end of the garden is the kitchen garden which offers a greenhouse and garden store.







A pedestrian gate at the rear of the garden opens onto a shared private drive leading to a single garage, which is the centre one of a block of three.

# PROPERTY INFORMATION

**Local Authority:** Somerset Council ([www.somerset.gov.uk](http://www.somerset.gov.uk))

**Council Tax:** Band F

**Services:** Mains water, electricity, gas & drainage. Gas-fired central heating & AGA.

**Postcode:** TA4 1JX

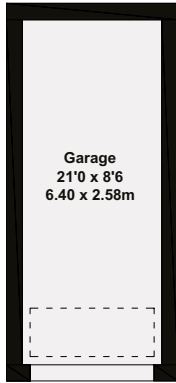
**What3Words:** ///built.gullible.flexed

**Tenure:** Freehold

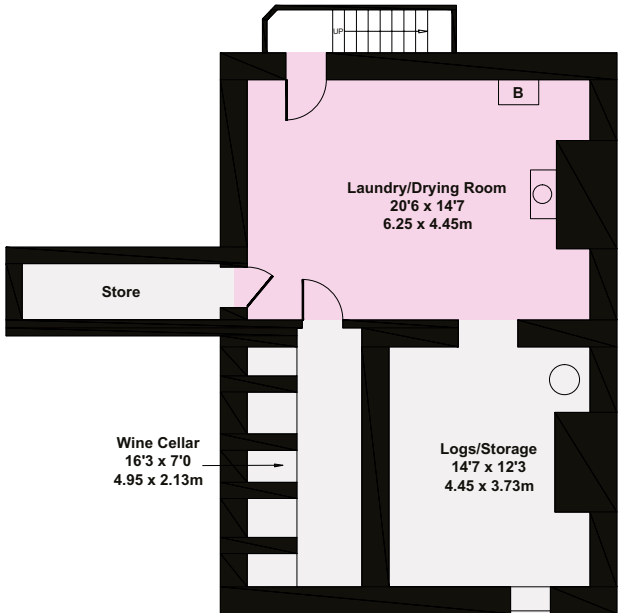
**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



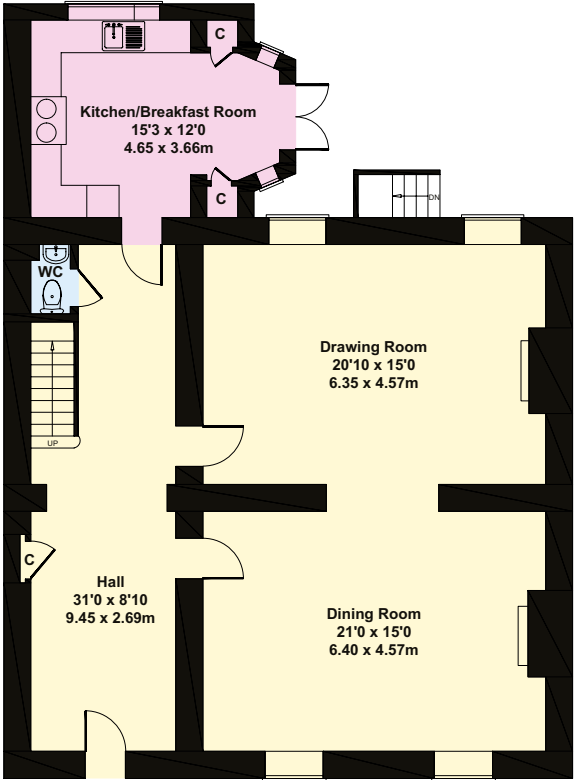
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



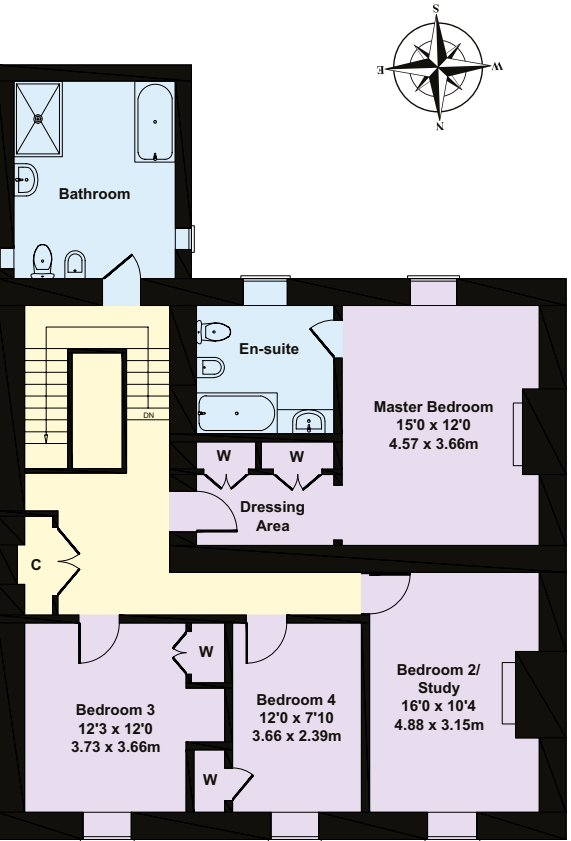
Garage



Lower Ground Floor



Ground Floor



First Floor

Approximate Gross Internal Area  
3005 sq ft - 279 sq m  
(Excluding Garage)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted  
to tell you more.

**Florence Biss**  
01392 423111  
florence.biss@knightfrank.com

**Knight Frank Exeter**  
19 Southernhay East, Exeter  
EX1 1QD

**knightfrank.co.uk**

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated July 2025. Photographs and videos dated July 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.