



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 rooms 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 | Cloak room

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

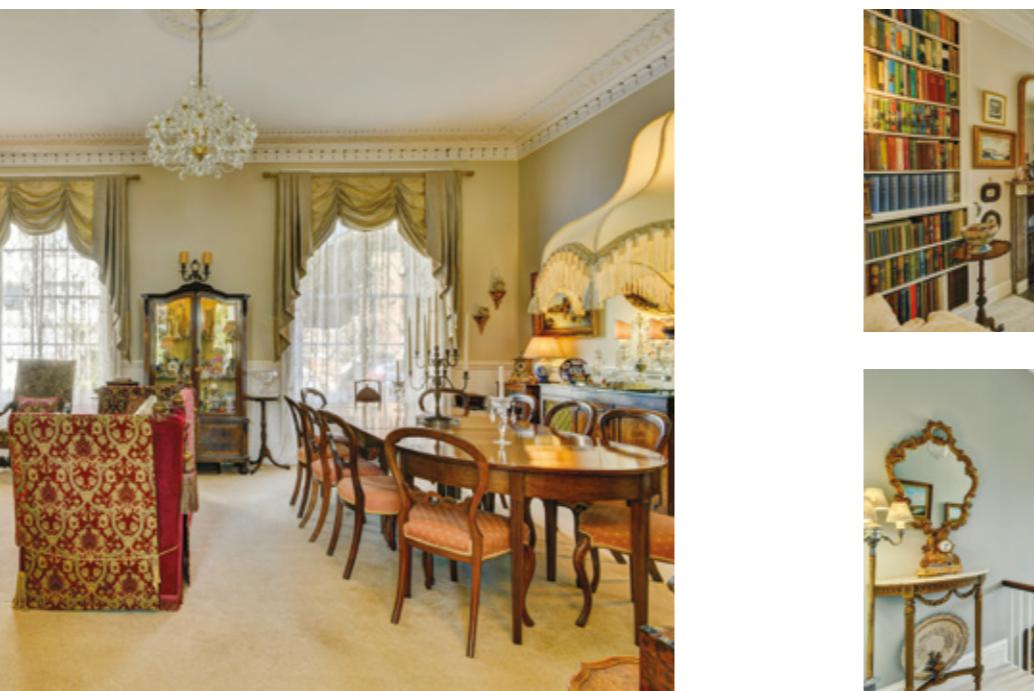
(All distances and times are approximate)

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). 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

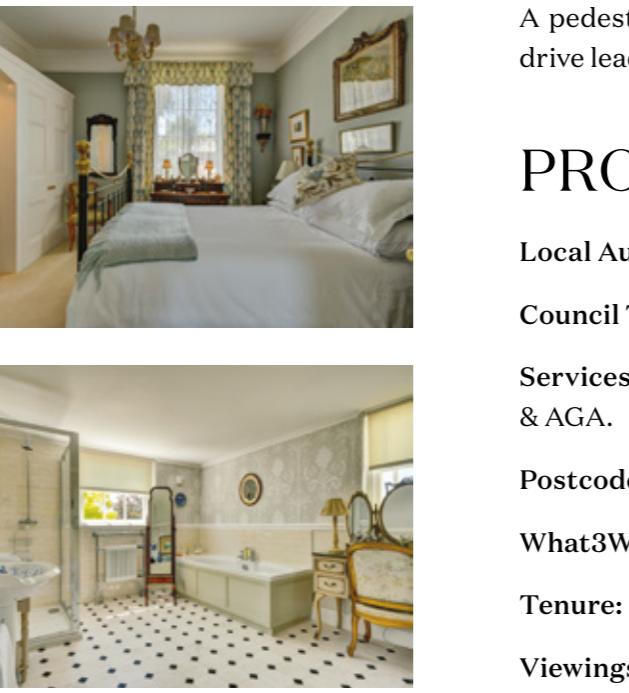
Set in the centre of the village and fronting onto a lane lined with period properties, Broadmead House is an elegant property constructed in the reign of George III. It has light and well-proportioned rooms on two storeys plus a suite of useful cellars and is built of distinctive, local red sandstone. 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.



at the rear of the garden opens onto a shared private single garage, which is the centre one of a block of three.

PROPERTY INFORMATION

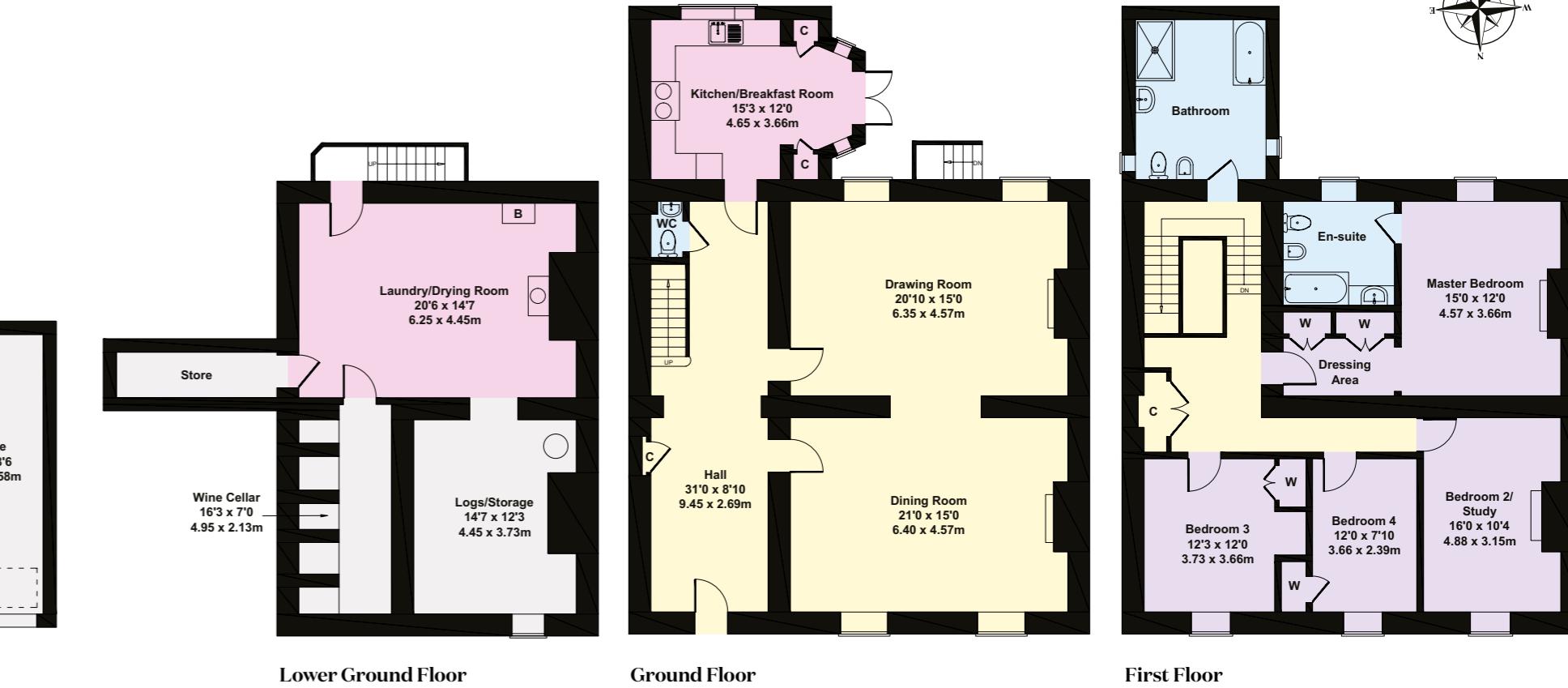
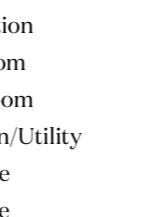
Somerset Council (www.somerset.gov.uk)

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ings strictly by appointment only through the vendor's
attorneys Frank LLP.



ate Gross Internal Area
- 279 sq m
g 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.

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