



THE OLD RECTORY

Withycombe, near Minehead, Somerset



AN ELEGANT AND SPACIOUS FORMER RECTORY WITH LARGE GARDENS IN A PEACEFUL LOCATION, ON THE EDGE OF A SMALL VILLAGE, NEAR THE COAST AND EXMOOR NATIONAL PARK

Summary of accommodation

Ground Floor: Reception hall | Drawing room | Dining/sitting room | Study | Office | Kitchen/breakfast room | Utility room | Boot room

First Floor: Four bedrooms | Family bathroom | Annexe flat with kitchen/dining/sitting room, bedroom and shower room

Outside: Former coach house and stables providing garaging and workshop | Stable building | Former wash house
Stores | Parking | Large gardens and orchard

In all about 0.96 acres

Distances: Dunster 3 miles, Minehead 5 miles, Taunton 20 miles, Blue Anchor Beach 2.5 miles
Dunster Beach 4 miles, Watchet Harbour 5 miles
(All distances are approximate)

SITUATION

Withycombe is an attractive and popular small village clustered either side of a delightful stream at the end of a valley running down from Croydon Hill to the sea, just outside the north eastern edge of Exmoor National Park and close to the North Somerset coast and beaches. The village offers an active community and has a church and village hall.

Nearby Carhampton has a pub and, about three miles away, is the beautiful and historic village of Dunster, famous for its National Trust owned Dunster Castle and grounds and its Yarn Market and providing a range of shops, cafés, pubs, restaurants and primary school.

About 5 miles to the east, along the A39, is Williton with range of facilities including a greengrocer, butcher, post office, library, doctor's and vet's surgeries. In the other direction, along the A39, is the seaside town of Minehead with full selection of amenities including supermarkets, local shops, hospital and junior and secondary schools.

The village is close to the North Somerset coastline along the Bristol Channel and there is easy access to the beaches at Blue Anchor and Dunster and the delightful harbour and marina at Watchet.

Exmoor is renowned for its spectacular scenery with its heather clad moorlands, rolling farmland, wooded valleys bisected by rushing streams and rivers, dramatic coastline and abundant wildlife, including the wild red deer, and there are many opportunities for walking, riding, fishing etc. on the doorstep.

The County town of Taunton is easily reached via the A39 and A358 and provides a full range of amenities and excellent educational facilities, including Richard Huish College and a selection of private schools. There is a station with mainline connections to London (Paddington) and access on to the M5 motorway.



THE PROPERTY

The Old Rectory is a spacious, south-facing, former rectory situated in a very peaceful and private location on the edge of the village, off a small, quiet lane.

The house is believed to date back from 1688 and offers spacious and flexible family accommodation with the well-proportioned, high ceilinged rooms typical of the architectural period. Since 2017 the current owners have carried out a comprehensive programme of improvement works, whilst maintaining the period character including such features as window shutters, attractive fireplaces, original doors, deep skirtings, dado and picture rails and decorative cornicing. The improvement work included re-wiring, new central heating system, new kitchen and bathrooms and re-decoration, and the windows are double glazed, thus combining period charm with the benefits of modern living.

The property is approached via high double wrought iron estate style electronic gates with security audio/visual system between pillars to the entrance drive leading to a broad parking and turning area with space for several cars beside the house. A path leads to the terrace and the double entrance doors open into the reception hall, either side of which are the two lovely, light and spacious main reception rooms with fireplaces with woodburners and the study with fitted bookcases.

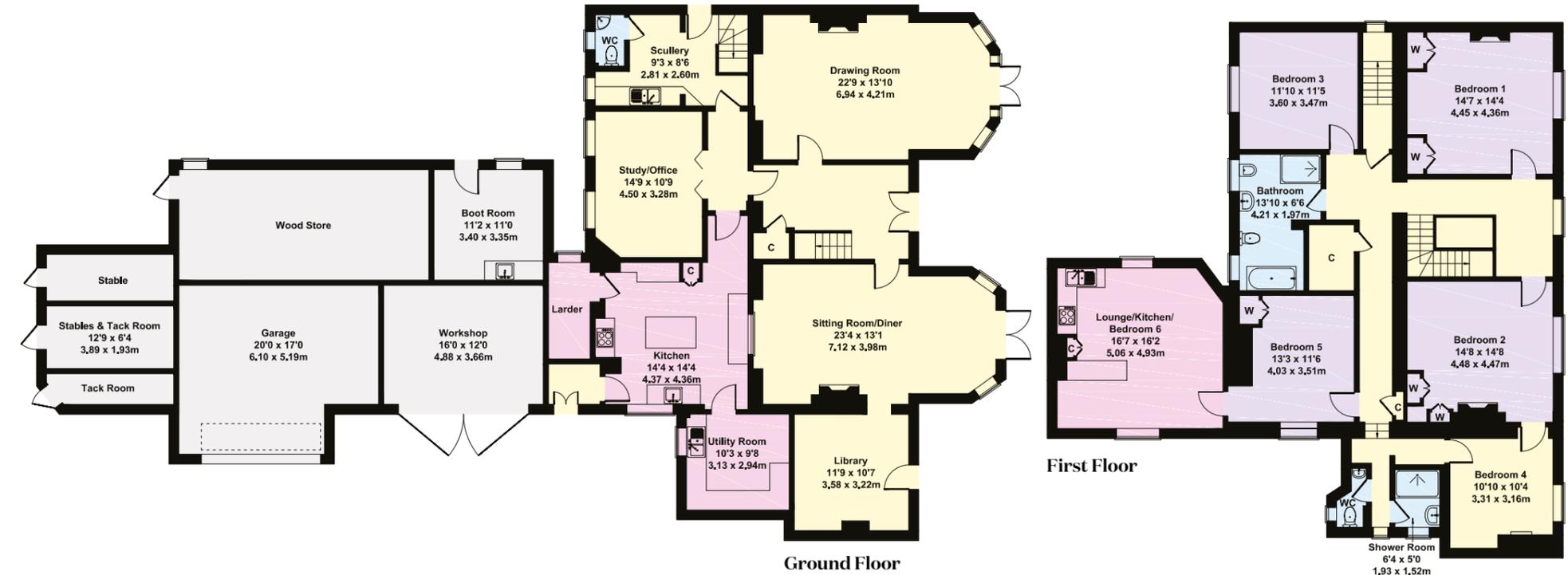
To the rear is the large kitchen/breakfast room with wooden cabinetry, an island with Corian worksurfaces, a Belfast sink, a walk-in pantry, and a door through to the utility room. Off the rear hall is a further office with fitted bookcases, along with a very useful boot room/scullery and the cloakroom.



A most attractive main staircase rises from the hall to the first floor landing with the three large main bedrooms on the south side, overlooking the gardens. There is also a family bathroom with a shower and bath, and a further bedroom. At the end of the rear landing is a suite of rooms suitable for use as a separate first-floor annexe flat, comprising a kitchen/dining/sitting room with fitted units, a bedroom, a shower room, and a separate WC, with access via the rear staircase.



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

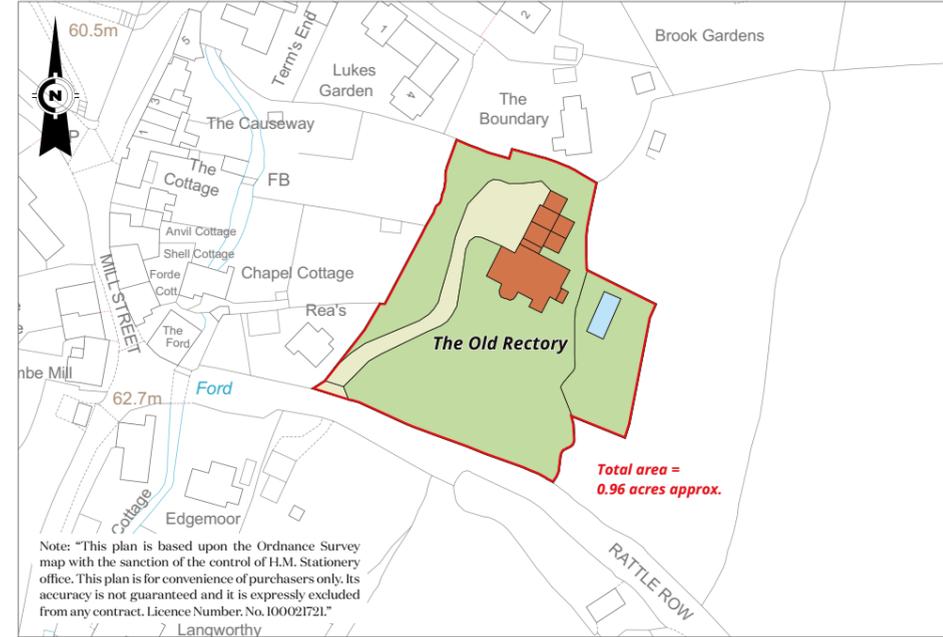


Approximate Gross Internal Area
4715 sq ft / 438 sq m

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.

To the rear of the house, adjacent to the parking area, is the former coach house and stable, now serving as garaging, workshop and storage space. Attached to the rear is a wooden stable building and, off a rear yard area, is the former wash house, now an extra utility room, along with a log store. There is also additional parking for vehicles, a caravan or a boat on the generous gravelled area to the side of the driveway.

The gardens are a particular feature. The front, south side of the house overlooks a large garden with a broad paved terrace and level lawns with a wildlife pond, fringed by ornamental shrubs and trees and overlooked by an especially fine ancient copper beech. There is a further area of shrubs and trees to the other side of the driveway and, to the side of the house, flights of steps rise to an upper garden incorporating a kitchen garden and greenhouse, an orchard with apple, damson and pear trees, and a secret wooded garden area including a fine mature ash tree, through which paths meander.



PROPERTY INFORMATION

Tenure: Freehold

Services: Mains water, electricity and drainage. Oil fired heating. Internet is fibre into the house.

Local Authority: Somerset Council: 01935 462462

Council Tax: Band G

EPC: E

Directions: Heading towards Minehead on the A39 follow the road sign to Withycombe. Pass through the village until the fork in the road: go left and over the ford. The Old Rectory is the 3rd property (last gateway; tall white gate posts) on the LHS. Using the Post Code in GPS takes you to the right at the fork and on to Rodhuish and then Exmoor.



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