



The Old Rectory

Somerset

An exquisite former rectory with superb equestrian facilities, situated in a private position surrounded by beautiful Somerset countryside

The Old Rectory, Brompton Ralph, Taunton, Somerset TA4 2RY

Wiveliscombe 5 miles, Wellington 11 miles, Taunton 12 miles, Bristol Airport 42 miles

Features:

Entrance porch | Reception hall | Sitting room | Dining room
Courtyard room | Study | Kitchen/breakfast room | Utility room
Gym | Boot room | Five double bedrooms, three en suite
Bedroom six | Family bathroom | Wet room | Laundry room
Cellar

Single and double garage | Games room | Tack room and stables
Large open fronted barn | Sand school | Fields and paddocks

EPC Rating F

About 16 acres in all





The property

The Old Rectory is an exquisite family home, offering approximately 4,938 sq. ft. of accommodation in the main house, presented to an exceptional standard throughout. The current owners have modernised the house to provide the best of family living, retaining the original character of the property with features including large sash windows with shutters, open fireplaces and high ceilings. Truly outstanding views can be appreciated from most of the accommodation.

There are four large reception rooms on the ground floor including the sitting room, dining room and study at the rear of the house, all of which are well-proportioned rooms with open fireplaces and attractive exposed floorboards. The courtyard room is situated in a newer extension to the property which complements the rest of the house perfectly, featuring an intricately tiled floor, exposed stonework and a large skylight providing ample natural light. Also in this part of the house is the very spacious kitchen/breakfast room which has a range of stylish fitted units with granite worktops, a large kitchen island and breakfast bar, an AGA, dishwasher, Siemens electric oven and a wine cooler. There is also a separate utility room which provides additional storage with fitted larder cupboards and more granite worktops. Completing the ground floor accommodation is a family bathroom, a useful boot room and a gym.

Four generously-proportioned double bedrooms are located on the first floor, all which have wonderful views of the surrounding verdant countryside. Two of the bedrooms share a Jack-and-Jill shower room, whilst the other two are serviced by a well-appointed wet room. There is also a laundry room.

The second floor offers a large double bedroom, also with stunning views, plus an adjoining room which could be used as a seating area, dressing room or additional sixth bedroom. There is an adjacent en suite shower room.









Outside

The Old Rectory is situated within its own land, in a private elevated position. A private driveway leads to the house where there is ample parking space, with additional parking provided in the single and double garage. The gardens surrounding the house are beautifully landscaped, offering a wide-range of all-seasons planting, established magnificent leafy trees and a number of paved seating areas which are perfectly situated for enjoying the views. Away from the house, the current owners have added superb equestrian facilities including a sand school, a stable block with tack room and a large open fronted barn. The remaining land comprises open fields and meadows, in total measuring approximately 16 acres.

Location

The Old Rectory is situated in an enviable position with far reaching views over the surrounding countryside and yet within easy access of Taunton, providing excellent transport

links and amenities. For those who enjoy outdoor pursuits, the property is perfectly situated approximately two miles from Exmoor National Park, as well as about seven miles from the Quantock Hills Area of Outstanding Natural Beauty, providing miles of stunning footpaths, cycling routes and bridleways to explore. There are also a number of excellent golf courses nearby.

The nearby small towns of Wiveliscombe and Wellington provide a good range of amenities, local shops, pubs and services. Taunton, the county town of Somerset, is just 12 miles away offering a county cricket ground and a number of additional services, recreational facilities as well as a mainline train station. There is no shortage of outstanding schools in the area, including King's Hall Preparatory School, King's College Taunton, Taunton School, Queen's Taunton and Wellington School. Also within easy reach are Blundell's in Tiverton, Sherborne College and Millfield.





Communication links are good. The M5 motorway (junction 25) is about 14 miles to the east. The mainline station at Taunton has a direct service to London Paddington, with journeys taking from 1 hour 40 minutes. Bristol International Airport is about 42 miles away, providing an ever-increasing range of flights to domestic and international destinations.

Directions

The postcode TA4 2RY will take you to the property with a satellite navigation system.

General

Guide price: £2,750,000.

Local Authority: Somerset County Council.

Services: Mains electricity and private water. Private drainage which we understand may not be compliant with current regulations. Further information is being sought. Oil fired central heating.

Council Tax: Band H.

EPC Rating: F

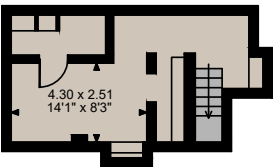
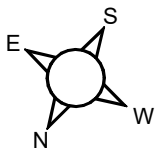
Tenure: Freehold.

Wayleaves and Easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

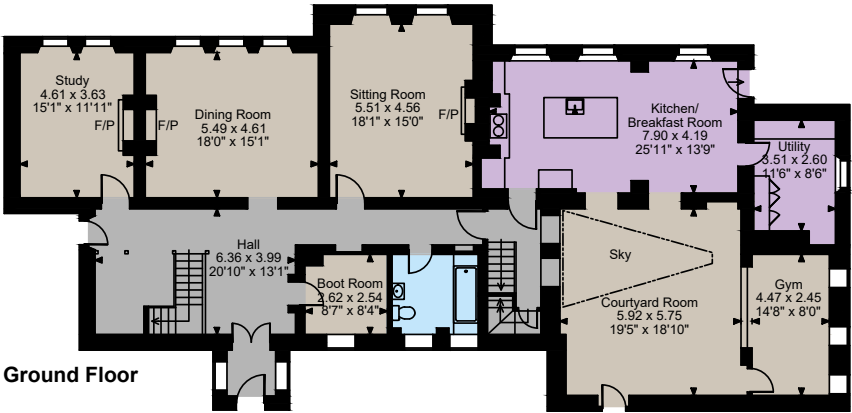
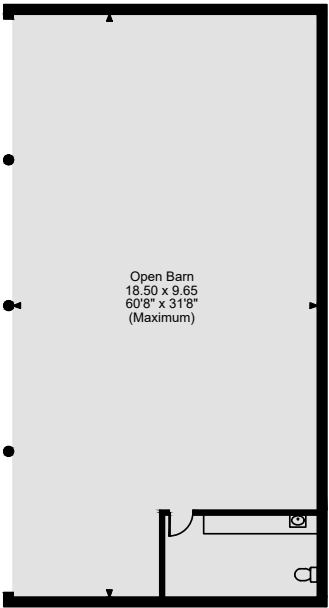
Rights of Way: There is a public footpath which runs across part of the land. Further information is available from the agent.



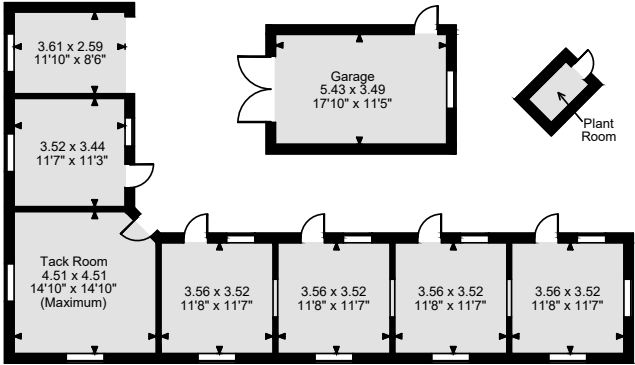
The Old Rectory, Brompton, Taunton
Main House internal area 4,938 sq ft (459 sq m)
Garages and Games Room internal area 699 sq ft (65 sq m)
Stable Block and Plant Room internal area 1,035 sq ft (96 sq m)
Open Barn internal area 1,922 sq ft (179 sq m)
Total internal area 8,594 sq ft (798 sq m)



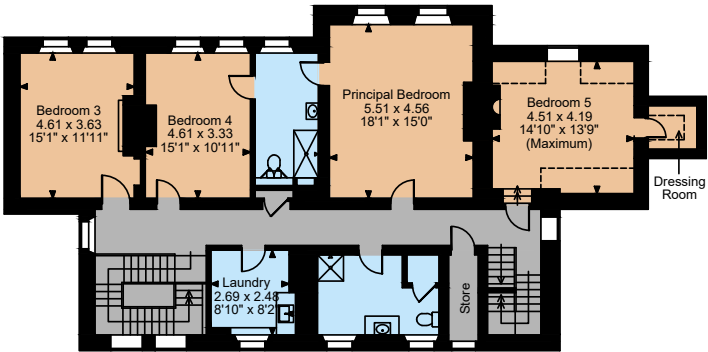
Cellar



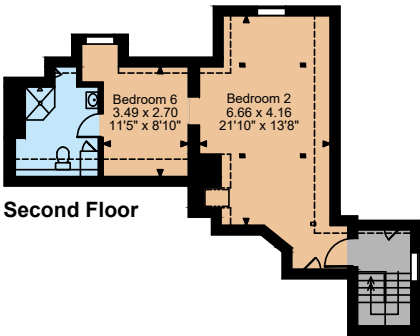
Ground Floor



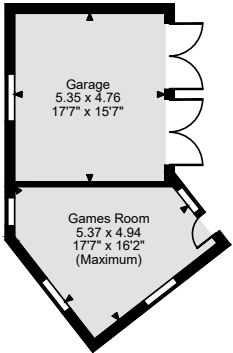
Stable Block



First Floor



Second Floor



The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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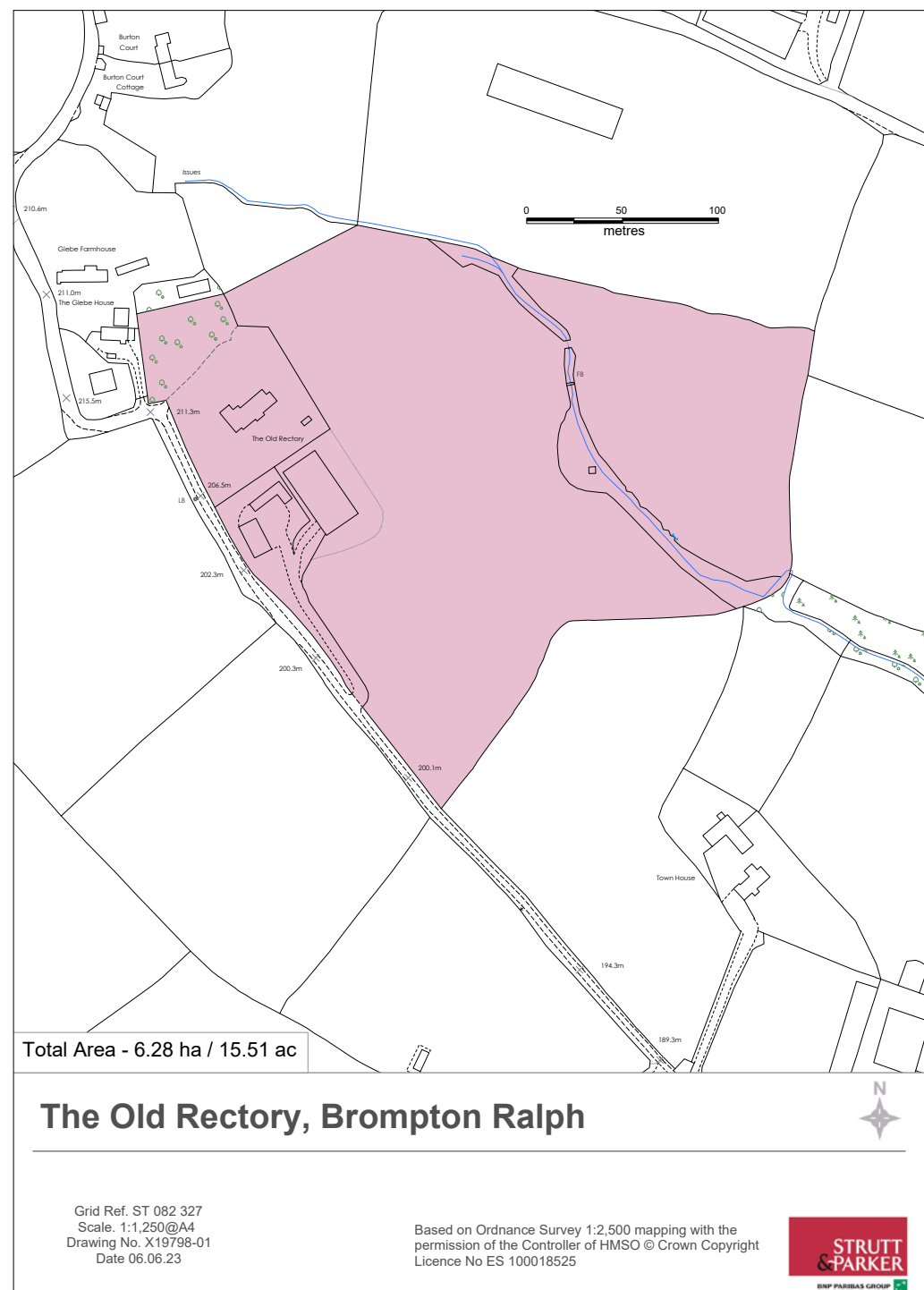
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