



Marsh House

Kingston St. Mary, Somerset

A beautifully refurbished Georgian family home with ancillary accommodation and an indoor swimming pool, set in parkland gardens of approximately 4.3 acres

Marsh House, Kingston St. Mary, Taunton, Somerset TA2 8HH

Taunton 2 miles, Taunton mainline station (London Paddington 2 hours) 3.4 miles, Bristol Airport 35 miles, Exeter 37 miles

Features:

Marsh House: Entrance hall | Drawing room | Sitting room | Library | Dining room | Kitchen / Breakfast room | Orangery | Utility | Study | Snug | Principal bedroom with en suite bathroom | Two bedrooms with en suite shower rooms | Two further bedrooms | Family bathroom | Additional bedroom and shower room above snug | Two cloakrooms | Cellar with media room, hobbies room and wine storage | EPC rating TBC

The Coach House: Entrance hall | Kitchen | Sitting room | Principal bedroom with en suite shower room | Two further bedrooms, one with en suite shower room | Bathroom | EPC rating TBC

Indoor swimming pool with shower and sauna | Double garage

Landscaped patio garden | Parkland

About 4.3 acres in all





The property

Marsh House is a fine Grade II listed Georgian property that has been meticulously refurbished by the current owners to provide just over 8,600 sq. ft of beautifully appointed and elegant accommodation with high quality fixtures and fittings throughout. The property benefits from a detached three-bedroom Coach House offering excellent opportunities for multi-generational living or income potential subject to obtaining the necessary consents. The property also offers an impressive pool house and lies in rolling parkland gardens of approximately 4.3 acres, enjoying exceptional views over the surrounding countryside and towards the Quantock Hills. Marsh House enjoys an enviable position out the outskirts of a sought-after village benefitting from a peaceful position yet is within close proximity to excellent amenities.

A bright and spacious reception hall provides an elegant entrance to the home. The property offers four well-proportioned reception rooms with high ceilings and large sash windows allowing for a wealth of natural light. The drawing room offers an excellent space for entertaining, featuring a triple-aspect and French doors that open onto the terrace. Across the entrance hall is a separate sitting room with an adjoining library that benefits from far reaching views and French doors onto the garden. There is also a dining room for more formal entertaining with all three reception rooms featuring impressive original fireplaces. A snug at the rear of the property offers further welcoming reception space while there is also a useful home office. At the heart of the home lies the bespoke Mark Wilkinson kitchen, complete with a four-oven Aga, generous walk-in pantry, and a large central island. Designed with both elegance and functionality in mind, this space flows effortlessly into a stunning orangery, where French doors open onto the terrace. A separate utility room provides further space for household storage and appliances while two cloakrooms complete the ground floor accommodation.

The first floor offers five well-appointed double bedrooms including the principal bedroom which benefits from a spacious en suite bathroom and far reaching countryside views. Two further bedrooms also benefit from en suite shower rooms while a family bathroom also services this floor. A separate staircase at the rear of the house leads to an additional en suite bedroom that has a door onto the garden.

The substantial cellar has been refurbished to provide space for wine storage as well as a media room and hobbies room.

The Coach House

The Coach House has also been expertly renovated by the current owners to provide further attractive ancillary accommodation. The Coach House comprises a sitting room with a triple-aspect allowing for plenty of natural light and French doors that open onto a gravel terrace, an adjoining fully equipped kitchen, three double bedrooms, two with en suites and a family bathroom.

Outside

A sweeping Cherry tree-lined driveway provides an impressive approach to the property which lies in an elevated position with breathtaking views over the surrounding countryside. The property enjoys beautiful parkland gardens of approximately 4.3 acres which includes a part walled garden, large areas rolling lawns, a paddock, an established vegetable garden and a landscaped patio garden providing ideal space for entertaining and al fresco dining and an excellent vantage point for admiring the far reaching views. The property benefits from an indoor heated swimming pool with a shower room, sauna and cloakroom. The pool house has a vaulted ceiling and bi-fold doors that open onto a sun terrace. A gravel parking and turning area at the side of the property provides ample parking space for several vehicles as well as access to a double garage with electric doors.









Situation

Marsh House is set within the beautiful Somerset countryside, just 2 miles from the county town of Taunton, on the edge of the Quantock Hills; a designated National Landscape. For those enjoying walking, cycling, riding and other outdoor pursuits, the surrounding countryside and coastline provide superb recreational opportunities. The rugged splendour of Exmoor National Park is also within easy reach. The property lies on the edge of the desirable village of Kingston St. Mary which has an active community with several events and festivals that take place during the year. The village has a village hall, bakery and a well-regarded pub while Taunton offers an extensive range of shopping and leisure facilities including large supermarkets and a farmers' market twice a week. There are also some excellent local producers and artisan farm shops within the locality. Musgrove and Nuffield Hospitals serve the town and surrounding area while Taunton is also home to Somerset County Cricket Club. There is no shortage of outstanding schools in the area, including Kings Hall (1 mile from the property), Taunton School, Kings College, Queen's College and slightly further afield, Millfield, Wellington and Blundell's.

Communication links are excellent. The M5 motorway provides links to the A38, A30 and the national motorway network. There are frequent rail services from Taunton to London Paddington, with journeys taking around two hours. Bristol Airport, just 35 miles away, offers an extensive range of domestic and international flights.

Directions: what3words: /// vivid.logs.title

General

Local Authority: Somerset West and Taunton Council

Services: Mains water and electricity. Private drainage- which we are currently investigating whether or not it is compliant with current regulations. Oil fired central heating

Council Tax: Band H. The Coach House Band E

Tenure: Freehold

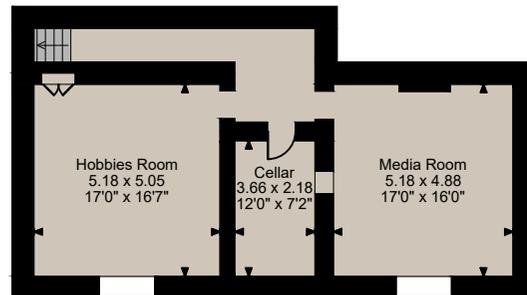
Wayleaves and Easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Offers Over: £3,000,000.

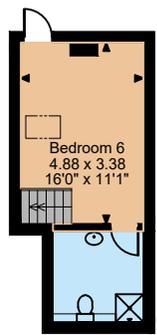




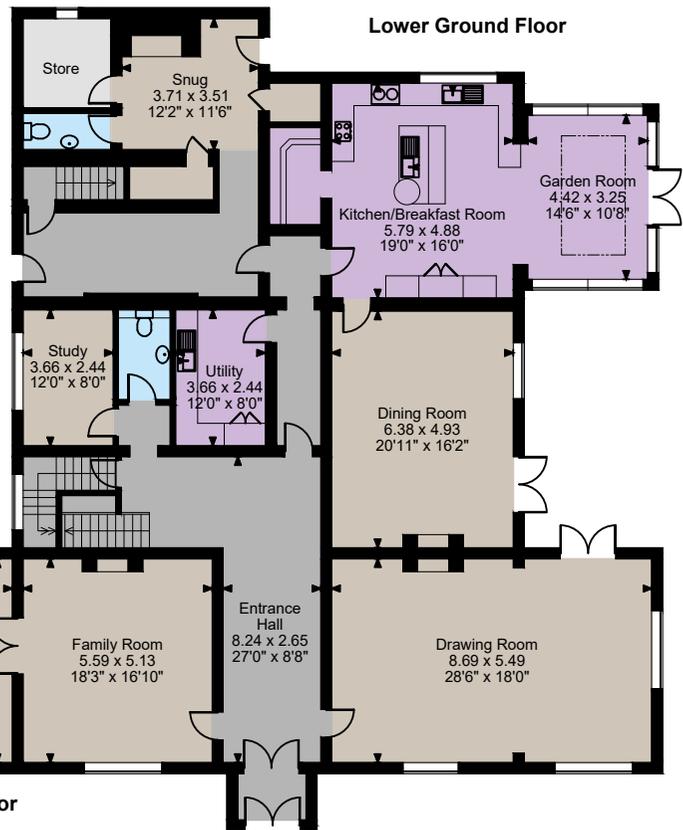
Approx. Gross internal area 8,629 sq ft (802 sq m)
 Excludes Pool House and includes garage and The Coach House



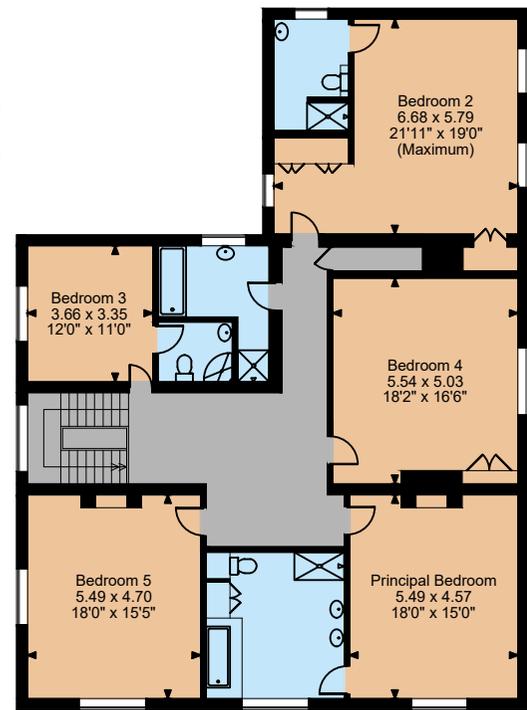
Lower Ground Floor



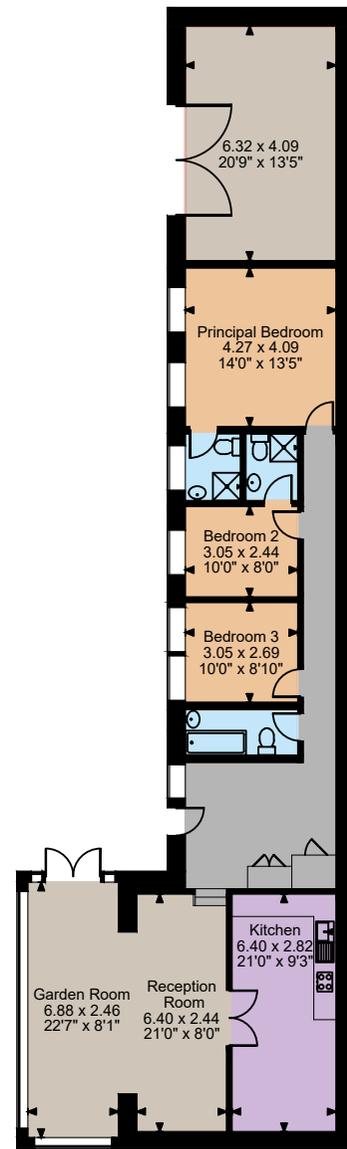
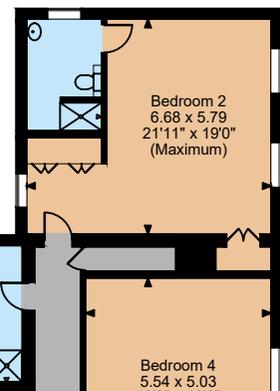
First Floor 2



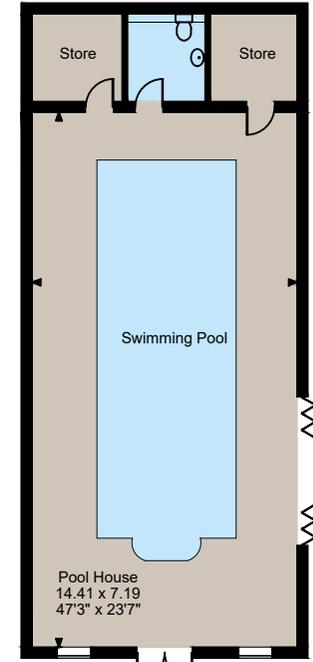
Ground Floor



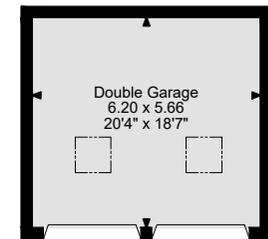
First Floor 1



The Coach House



Pool House



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