

The Water House
Comberow, Roadwater, Somerset



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An enchanting country house of historical significance set in a peaceful secluded valley, with lovely views, at the foot of Exmoor National Park’s Brendon Hills. It comes with 18 acres of garden and grounds providing a wonderful sense of privacy and seclusion. The house was originally The Station Master’s house for the Mineral Line and built in 1856.

The Water House is a delightful family home, offering generous and versatile accommodation set within extensive gardens and grounds of approximately 18 acres. The property occupies an enviable elevated position at the foot of Exmoor’s Brendon Hills, surrounded by mature woodland and nestled within a peaceful valley. The setting provides a wonderful sense of privacy and seclusion with good transport connections close by.

The property

The ground floor offers four well-proportioned reception rooms, providing excellent flexibility for both family living and entertaining. The generous sitting room is accessed from the entrance hall through double doors and enjoys a triple aspect, feature fireplace and French doors opening onto the southeast-facing rear gardens. A dining room, snug and conservatory offer additional welcoming reception space. The conservatory looks out over the gardens and adjoins the kitchen in a semi-open plan layout providing a sociable space. The kitchen has a good range of fitted units to base and wall level, plenty of worktop space, integrated appliances and ample room for a family dining table. An adjoining utility room provides additional space for household storage and appliances, while a useful boot room and cloakroom complete ground floor accommodation. A turned staircase rises from the reception hall to the first-floor landing, where there are five well-presented double bedrooms. The principal bedroom benefits from a dressing room and en suite bathroom, while two further bedrooms are linked by a Jack and Jill bathroom. A separate shower room serves the remaining bedrooms. Stairs continue to the second floor loft space

3,080 sq ft (286 sq m)

Four reception rooms | Principal bedroom with dressing room and en suite | Four further bedrooms, with two sharing a Jack-and-Jill bathroom

Family shower room | Loft

Outbuilding with workshop, store and carport | Established gardens

Field | Woodland | Approximately 18 acres | Freehold | Rural

Guide price £850,000



that has Dormer windows providing far reaching views across the surrounding countryside. The loft could also provide an excellent play area for children in inclement weather. The house is approached along a single-track lane, with outbuilding (barn) of the same period whose interior now has space for a garage, generator, garden tools, mower etc, and the water filtration system. The grounds are a truly exceptional and rare feature of the property. The gardens surrounding the house include lawns, an ornamental pond, established borders and mature hedgerows and specimen trees creating a private and tranquil setting. Patio areas and a veranda provide ideal spaces for al fresco dining and entertaining. Opposite the property a large field with wild flowers and grasses for bees and butterflies’ stretches towards enchanting woodland, creating a magical backdrop and providing a natural haven for wildlife. The grounds offer primroses, daffodils, bluebells, wild garlic and foxgloves and extend to approximately 18 acres in total.

Location

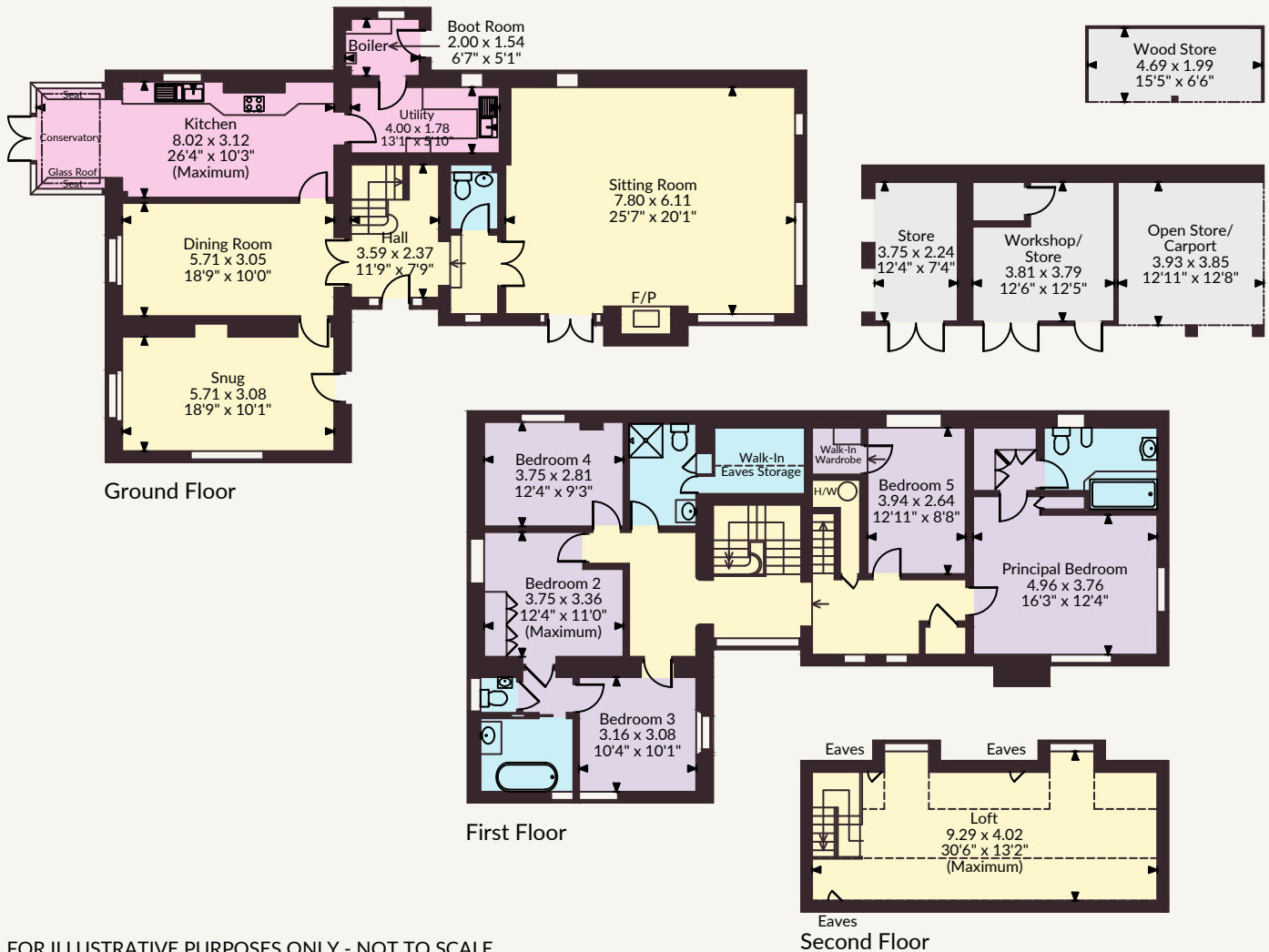
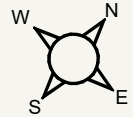
The property lies close to the charming village of Roadwater, located in a wooded valley at the foot of the Brendon Hills. The village has a thriving community and offers a village shop with a post office, the Valiant Soldier public house, a village hall, a recreation ground and cricket ground. St Giles Church and Leighland Chapel are also close by. Schooling in the area includes Old Cleeve Church of England First School in nearby Washford and Danesfield Church of England Middle School in Williton. The towns of Williton, Watchet and the coastal resort of Minehead offer a broader range of amenities with extensive shopping, service and leisure facilities available in both the county town of Taunton and Exeter. Watchet also has a marina. There is outstanding walking, cycling and riding opportunities direct from the property and in the surrounding area, including the celebrated Coleridge Way. Communications links are excellent: local A roads link to the M5, giving access to major regional centres and the motorway network, Taunton station offers regular services to London Paddington, and Exeter Airport provides a growing number of national and international flights. The area offers a good selection of independent schools including Wellington, King’s College, Taunton, Queen’s College and Blundell’s. Postcode region: TA23

General

Local Authority: West Somerset
Services: Mains electricity and a backup generator. LPG gas. Private water via a borehole. Private drainage which we understand is compliant with current regulations.
Council Tax: Band G. EPC Rating: E
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Water House Roadwater, Watchet
 Main House internal area 3,080 sq ft (286 sq m)
 Garage internal area 163 sq ft (15 sq m)
 Outbuildings internal area 360 sq ft (34 sq m)
 Total internal area 3,603 sq ft (335 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□□□ Denotes restricted head height

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