



Little Stamborough  
Roadwater, Watchet

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# Little Stamborough, Roadwater, Watchet, Somerset TA23 0RW

A charming Grade II listed cottage located in the Brendon Hills, with exceptional views across the Bristol Channel

Roadwater 1.1 miles, Williton 5.4 miles, Watchet 6.0 miles, Minehead 8.1 miles, Taunton and station 19.5 miles (London Paddington 2 hours 15 minutes), Exeter 35.2 miles, M5 motorway (Jct. 27) 26.7 miles, Exeter Airport 42.8 miles

Sitting room | Family room | Dining room  
Bootroom/study | Kitchen | Utility room | W.C.  
Shower | 4 Double bedrooms, 1 en suite | Family bathroom | Garden | Outbuilding | 3/4 of an acre  
EPC Rating E

## The property

Dating from the 15th century, Little Stamborough was once a medieval manor house and former stud farm. It is an attractive rendered property which has been completely refurbished in recent years, offering more than 2,400 sq. ft. of sensitively modernised accommodation. The property has been re-wired and re-plumbed, with a new heating system, radiators and double glazing. It also has a recent oil fired combi boiler. The family home has held onto its unique characterful features and is arranged in an L shape over two floors. The features include exposed wall and ceiling beams, original fireplaces and a thatched roof. The roof has very recently been overhauled and extensively repaired in January 2025. This consisted of the rear and ridge being completely replaced for new, as well as other aspects being restored. This update has brought the roof up to specification.

With striking limestone flooring throughout and double glazed heritage units, the downstairs offers a sitting room with window seating to

two aspects, a feature inglenook fireplace with woodburner and a door to the rear terrace. There is also an inter-connecting family room with window seating and an additional woodburner, as well as a part-panelled dining room with a door to the front terrace. The kitchen has a range of wall and base units including a breakfast bar, complementary worktops and splashbacks, modern integrated appliances, including a fridge freezer, warming drawer and dishwasher. The kitchen has doors to both front and rear terraces and has lovely views of the outside. This downstairs space offers an excellent open and welcoming area, ideal for entertaining. Further on from the kitchen is a hall leading to a dog/boot room with bespoke storage, integrated dog shower and a stable door to the front terrace. This room also has the potential to be used as study, with ample space for office furniture. Alongside the boot room is a fully fitted utility room and W.C.

Stairs rise from the entrance and dining room to the first floor which provides an L-shaped principal bedroom with triple aspect, window seating and modern en suite shower room. Three further double bedrooms are found on this floor with pretty views of the countryside, of which the third is currently used as a sizeable dressing room. The spacious part-wood lined family bathroom has a standalone roll top bath and shower attachment and separate shower unit. Each room is flooded with natural light.

## Outside

The cottage lies in a picturesque rural setting, with 3/4 of an acre of land and is nestled between the Somerset countryside. Occupying an elevated position, the garden offers remarkable views across the surrounding rolling fields towards the Brendon Hills and Bristol channel. The outside is laid mainly to gently sloping lawn and is bordered by mature trees. The property is approached through two separate five-bar gates, one being electric, allowing access over a gravelled forecourt and providing ample private parking and with the potential to add a car port, subject to planning permission.





There is a stone-built outbuilding/workshop, suitable for a variety of uses and a further shed attached to the outbuilding, ideal for additional storage space. The outside has generous paved terraces, perfect for entertaining and al fresco dining.

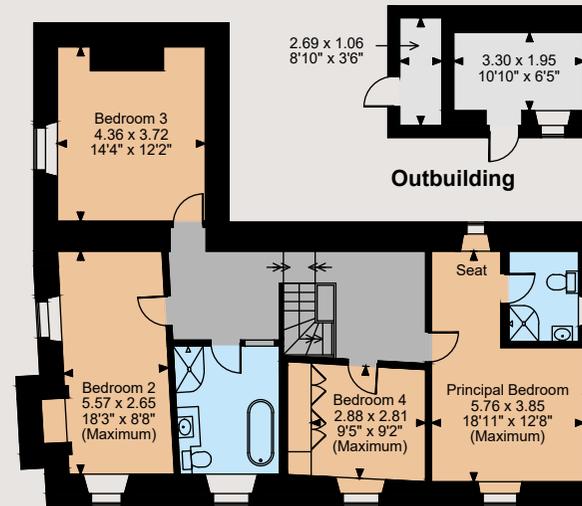
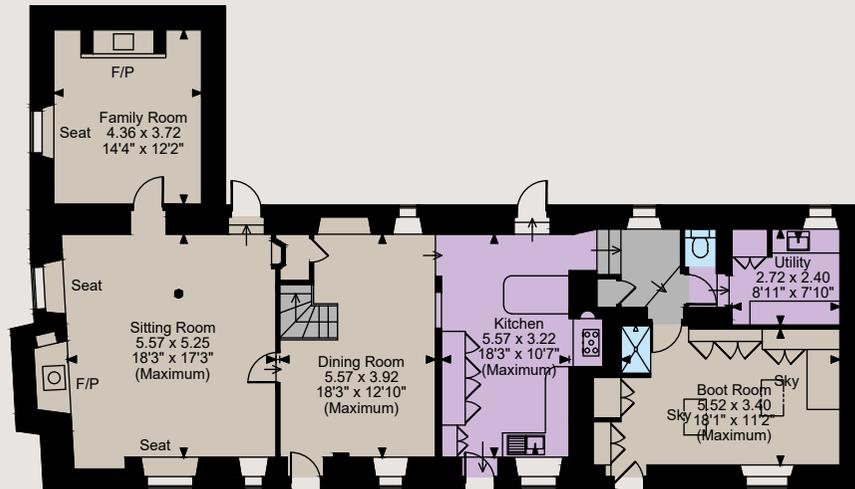
### Location

The property sits in the sought-out location of the Exmoor National Park, allowing enjoyment for picturesque views and nature walks. Surrounded by beautiful rolling countryside and a wealth of footpaths, bridleways and cycle paths, Roadwater village has a village hall, shop with Post Office and public house. Nearby Williton village, the harbour town of Watchet and the coastal resort of Minehead all offer more comprehensive amenities, with extensive shopping, service and leisure facilities available in both the county town of Taunton and Exeter, the capital of the southwest.

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, including daily flights to London City Airport. The area offers a good selection of independent schools including Wellington, King's College, Taunton, Queen's College and Blundell's.



Floorplans  
Total internal area 2,534 sq ft (235 sq m)  
For identification purposes only.



## Direction

From Strutt & Parker's Exeter office head to M5, follow M5 for 13.8 miles, then at junction 27 take the A361/A38 exit signposted Barnstaple/Tiverton/Wellington. Take the 1st roundabout exit onto A361, after 6.4 miles at Bolham Roundabout take the 3rd exit onto Rix Cottages (A396) and after 5.2 miles at the roundabout continue straight onto B3227. Follow B3227 for 3.3 miles, turn left onto Bowdens Lane, after 1.0 mile turn right onto Quartley Hill and after 2.9 miles turn right onto B3190. After 4.0 miles turn sharp left onto B3224, after 0.7 mile turn right and after 1.2 miles turn right. After 1.4 miles turn right onto Ham Lane, after 0.6 mile turn right and Little Stamborough can be found on the left.

## General

**Local Authority:** Somerset West and Taunton  
**Services:** Mains electricity and water.  
Private drainage which is compliant with current regulations (refurbished in April 24). Oil fired central heating  
**Council Tax:** Band E  
**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/eng>  
**Tenure:** Freehold  
**Guide Price:** £850,000

## Exeter

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