



LOWER TOOLLANDS

Bagborough - Taunton - Somerset



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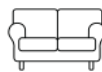
West Bagborough - Taunton - Somerset - TA4 3EP

Taunton 8.3 miles; M5 (J25) 10.1 miles; Bridgwater 12.5 miles; Wellington 12 miles



A detached high-quality country house with the added benefit of an established caravan and camping site in a remarkable setting.
In all about 3.9 Acres.

Freehold Guide Price £950,000



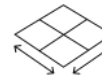
2



4



3



170 sq. m

Viewing by appointment only through the Sole agents:

Greenslade Taylor Hunt, 13 Hammet Street, Taunton, Somerset, TA1 1RN

Tel: 01823 277121 Email: residential.taunton@gth.net

INTRODUCTION

Lower Toollands comes to the market following the owner's decision to retire and gives prospective purchasers the rare opportunity to acquire a superb country residence accompanied by 3.9 acres of level pasture land. Currently being run as a profitable camping and caravanning site, due to the flexible nature of the property, it could easily revert to agricultural and/or equestrian use should you so wish. The outlying is second none with easy access to the Quantock Hills as well as bucolic footpaths to the village and hills.

SITUATION

Lower Toollands is delightfully situated at the foot of the Quantock Hills which are designated as an area of outstanding natural beauty. The property stands about half a mile from the popular village of West Bagborough with an excellent village pub, recreational ground and attractive church. The village and the hills are also accessible via bucolic footpaths. The village of Bishops Lydeard is to the east where a more comprehensive range of amenities can be found including pubs, store, doctor's surgery and primary school. The county town of Taunton is some 8 miles distant to the south where a wide range of shopping, recreational, scholastic features can be found, including mainline rail link to London Paddington in less than 2 hours and M5 interchange.

DESCRIPTION

The house has been comprehensively and sympathetically renovated by the current owners to create a stylish and highly functional home, blending contemporary finishes with a characterful country aesthetic. The result is a bright and welcoming interior with well-proportioned accommodation arranged over two floors, much of which enjoys attractive views towards the Quantocks.

The property is entered via a porch into a generous entrance hall, which sets the tone for the rest of the house with its sense of space and quality of finish. The sitting room is particularly inviting, centred around a wood-burning stove and benefiting from windows to both the front and rear, allowing for excellent natural light throughout the day. The heart of the home is an impressive kitchen and dining room, thoughtfully designed with a range of inset cabinetry and ample worktop space. A range-style cooker, Butler sink and an American-style



fridge/freezer enhance both practicality and style, while French doors open directly onto the garden, creating a natural flow between indoor and outdoor living spaces. A useful walk-in pantry further complements the kitchen. Additional ground floor accommodation includes a study, ideal for home working, together with a well-appointed boot room and separate utility room, both of which are particularly suited to country living. A generously sized double bedroom on the ground floor, complete with its own ensuite shower room, provides flexible accommodation, perfect for guests or multi-generational living.

On the first floor, the principal bedroom forms a superb suite, enjoying a dual aspect and providing a sense of space and tranquillity. This is complemented by a well-fitted dressing room and a stylish ensuite marble bathroom featuring both a freestanding bath and separate shower. Two further double



bedrooms are equally well presented and are served by a family bathroom finished to a high standard. Throughout, the house benefits from an upgraded oil-fired central heating and water system, ensuring comfort in all seasons.

OUTSIDE

The property is approached via a long private driveway that has been thoughtfully arranged to provide separate access to the campsite and the main residence, ensuring a high degree of privacy.

The gardens lie predominantly to the rear of the house and enjoy a sunny south-westerly aspect. They are attractively landscaped, laid mainly to lawn and enclosed by mature hedging, trees and well-established planting, creating a peaceful and sheltered environment.

A rose and wisteria covered pergola provides a delightful focal point and an ideal setting for outdoor dining and entertaining. Beyond the formal garden is a kitchen garden area, together with a sheltered space suitable for a greenhouse. A charming woodland walk runs along the southern boundary, offering a natural and tranquil setting with an emphasis on wildlife-friendly planting.

OUTBUILDINGS

A range of useful outbuildings complements the property, offering considerable flexibility. A detached double garage sits adjacent to the house and offers potential for conversion, subject to the necessary consents. Behind this lies a timber-built workshop and additional working space, all benefitting from power.

A yard area leads to a selection of agricultural buildings, including an open-fronted barn suitable for machinery and storage, together with an American barn that has previously been configured as three loose boxes. Whilst the land is currently being utilised for the campsite it could also revert to equestrian use, with ample space for paddocks and scope for further enhancement, including the potential creation of an arena, subject to planning.

THE CAMPSITE BUSINESS

The campsite, known as Quantock Camping, is a well-established and highly regarded lifestyle business, set within attractively landscaped grounds and offering a relaxed, boutique-style environment. It provides a valuable supplementary income stream and has developed a strong reputation for its peaceful atmosphere and quality facilities.

20 unrestricted caravan pitches, and a Glamping area with 1 cabin, 2 shepherd huts, 1 pod and a separate camping field - there is also planning permission for a further 3 pods.

For information regarding the accounts and planning consents please contact the selling agents.

TOWN & COUNTRY PLANNING

There is a Tree Presentation Order on a limited amount of trees.

FIXTURES & FITTINGS

The vendors will be retaining the small shepherds hut on wheels.

SERVICES & OUTGOINGS

Mains electric, private water and private drainage to a recently installed sewage treatment plant. Oil central heating.

Council Tax: *Somerset Council—Band E.*

DIRECTIONS

What3words:///jiggle.conveying.taxed

ADDITIONAL INFORMATION

Broadband: FTTP—Standard broadband is available—highest available download speed 17 Mbps, highest available upload speed 1 Mbps. (Openreach). Sellers have installed comprehensive Starlink throughout the property and grounds.

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a VERY LOW RISK from River/Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).





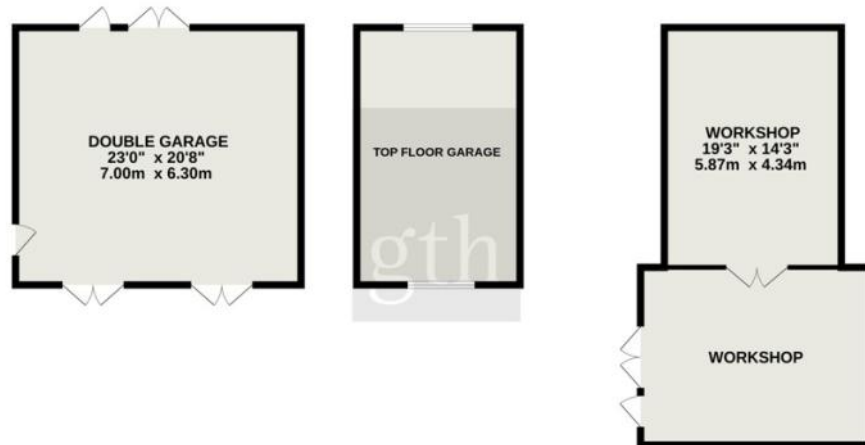
GROUND FLOOR
1059 sq.ft. (98.4 sq.m.) approx.



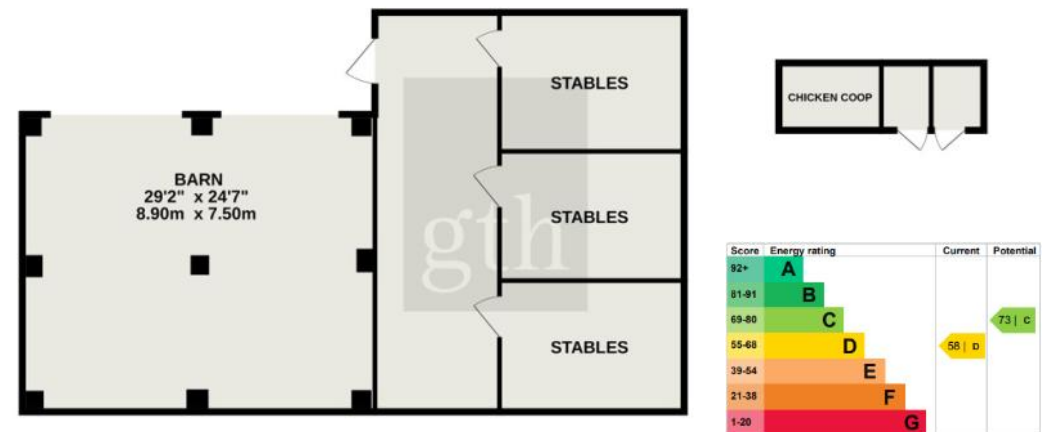
1ST FLOOR
772 sq.ft. (71.7 sq.m.) approx.



1285 sq.ft. (119.4 sq.m.) approx.



1637 sq.ft. (152.1 sq.m.) approx.



IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

