LOT 1, Tilbury Farm

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West Bagborough, Taunton, Somerset, TA4 3DY

Taunton 8.6 miles

A sympathetically restored and beatifully extended farmhouse with letting cottages, range of traditional outbuildings, stable block, menage and 20 acres of beautiful pasture land situated in one of the most stunning positions within The Quantock Hills

- Exceptional Period house with views towards the Brendon & Blackdown Hills
- Pasture land which has been managed for grazing, interspersed with trees
- Traditional Stone built 5 bay stable block with 40 x 20 menage
- Further range of traditional barns with potential STP
- Council Tax band E + Commercial rating
- South-facing pasture land extending to approx 20 acres
- An exceptional location with outriding to the Quantock Hills
- Two semi-detached cottages
- Option to purchase a successful adjacent glamping business
- FREEHOLD

Guide Price £2,250,000

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SITUATION

Tilbury Farm is situated in an unrivalled position overlooking the Taunton Vale with the Brendon and Blackdown Hills and Dunkery Beacon within the Exmoor National Park visible in the distance. The property lies close to the small village of West Bagborough, seven miles north of Taunton and surrounded by the magnificent rolling countryside of the Quantock Hills Area of Outstanding Natural Beauty. West Bagborough has a local pub and a village hall, while the larger village of Bishops Lydeard is two miles away, with its local supermarket, several shops, tea room, local garage, surgery and a primary school. Taunton is within easy reach, and offers an excellent range of shops, supermarkets and leisure facilities, plus a mainline station providing direct services to London Paddington and Exeter St. David's. The M5 is 10 miles away, providing road access towards Exeter to the south and Bristol to the north.

The Quantock Hills Area of Outstanding Natural Beauty (AONB) provides an inspiring backdrop and beautiful views, as well as outstanding opportunities for outdoor recreational activities including walking, riding and fishing.

There are no shortage of outstanding schools in the area, including King's College Preparatory School, King's College Taunton, Taunton School, Queen's College, and Wellington School. Also within easy reach are Blundell's in Tiverton, Sherborne College and Millfield. The M5 motorway (junction 25) is about 10 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 37 miles away.

DESCRIPTION

A magnificent country house occupying one of the most sought-after positions within the Quantock Hills, enjoying outstanding south-facing views across the Vale of Taunton towards the Blackdown and Brendon Hills.

Coming to the open market for the first time in its history, Tilbury Farm occupies an exceptional setting within the Quantock Hills. Originally forming part of the Cothelstone Estate, this substantial and unlisted country house has been sympathetically extended and comprehensively renovated by the current owners, creating a superb family home of considerable character and quality.

Extending to approximately 5,300 sq ft, the accommodation has been meticulously maintained and retains a wealth of period features, including deep inglenook fireplaces, exposed beams, and blue lias flooring. The property enjoys a wonderful south-facing aspect overlooking the parkland landscape of The Cothelstone Estate, with breathtaking far-reaching views across the surrounding countryside.

Overall, Tilbury Farm represents a rare opportunity to acquire a distinguished country residence in an unrivalled Quantock Hills setting, combining exceptional character, modern comforts and some of the finest views in Somerset.

ACCOMMODATION

An attractive oak-framed entrance porch leads into a welcoming reception hall with slate flooring and views over the courtyard. From here there is access to a practical boot room, as well as steps leading down to additional storage, a covered entertaining area featuring a pizza oven, and onward access to the vegetable gardens and swimming pool area.

The true heart of the home is the spectacular open-plan kitchen, dining and family room. This outstanding space boasts a vaulted ceiling with exposed oak A-frame trusses, oak flooring with underfloor heating throughout, and twin sliding doors opening onto a full-width terrace designed to maximise the superb southerly views. The beautifully appointed kitchen is fitted with an extensive range of bespoke handmade units, integrated appliances, an Aga, and a substantial central island. The room offers generous areas for both formal dining and relaxed family living. Beyond the kitchen is an excellent walk-in pantry with work space and sink.

Beyond the kitchen is an inner lobby with cloakroom/WC, leading through to a formal dining room featuring an impressive inglenook fireplace and a secondary staircase rising to the first floor. Adjoining this is a playroom which leads down to a ground-floor bedroom with fireplace, doors opening onto the front garden, and a well-appointed en-suite shower room, providing ideal guest or ancillary accommodation.

The elegant sitting room is centred around a further substantial inglenook fireplace and enjoys wonderful south-facing views through its large windows. An additional inner hall with flagstone flooring provides access to the principal front entrance, a turning staircase to the first floor, a laundry room and a sixth bedroom.

On the first floor are four well-proportioned bedrooms, two of which benefit from en-suite facilities. The superb principal bedroom is complemented by a dedicated dressing room and en-suite bathroom. The family bathroom has been beautifully fitted with a contemporary suite incorporating a freestanding bath and separate shower.

THE COTTAGES

There are a pair of attached one bedroom stone cottages which have been sucessfully let out as holiday cottages over the years and are both fitted with modern open plan kitchen/sitting rooms and include fitted en-suite bathrooms and showers. Commercial rating applies.

OUTSIDE

The house is approached from the village road via a pillared entrance with electrically operated wrought iron gates opening onto a gravel driveway. Bordered by estate fencing, the drive passes the cottages before continuing to the rear and side of the house, where it opens into a large gravelled parking and turning area adjacent to the entrance porch. From the kitchen/family room, large sliding oak doors open onto an impressive terrace providing shelter and seclusion as well as offering beautiful views. Beyond this is the above ground swimming pool and courtyard.

A separate driveway leads to the stable yard, comprising an impressive stable block arranged around a brick-paved courtyard. The range includes five loose boxes together with a tack room, feed store and hay barn. Adjacent to the stables is a 20m x 40m menage.

Close to the house is a former threshing barn with an adjoining store and lean-to open-fronted shed which has planning permission for conversion to provide garaging.

The gardens and grounds are a particular feature of the property. Areas of lawn extend to the rear of the house and lead to an orchard, while a productive walled garden incorporates raised vegetable beds, a fruit cage and greenhouse.

THE LAND

The land is divided into well maintained enclosures of sloping pasture with small areas of newly planted woodland and includes a large field shelter. The whole estate extends to approximately 20 acres, bordered by established hedging, and native trees.

LOT 2 - A further 4 acres are available by separate negotiation.

With its idyllic setting, rich history, and a wealth of possibilities, Tilbury Farm is an extraordinary opportunity to create a bespoke country retreat in one of Somerset's most sought-after locations.

THE GLAMPING BUSINESS

Also available by separate negotiation (LOT 3 on land plan). Commercial rating applies.

https://www.tilburyfarm.co.uk/

SERVICES

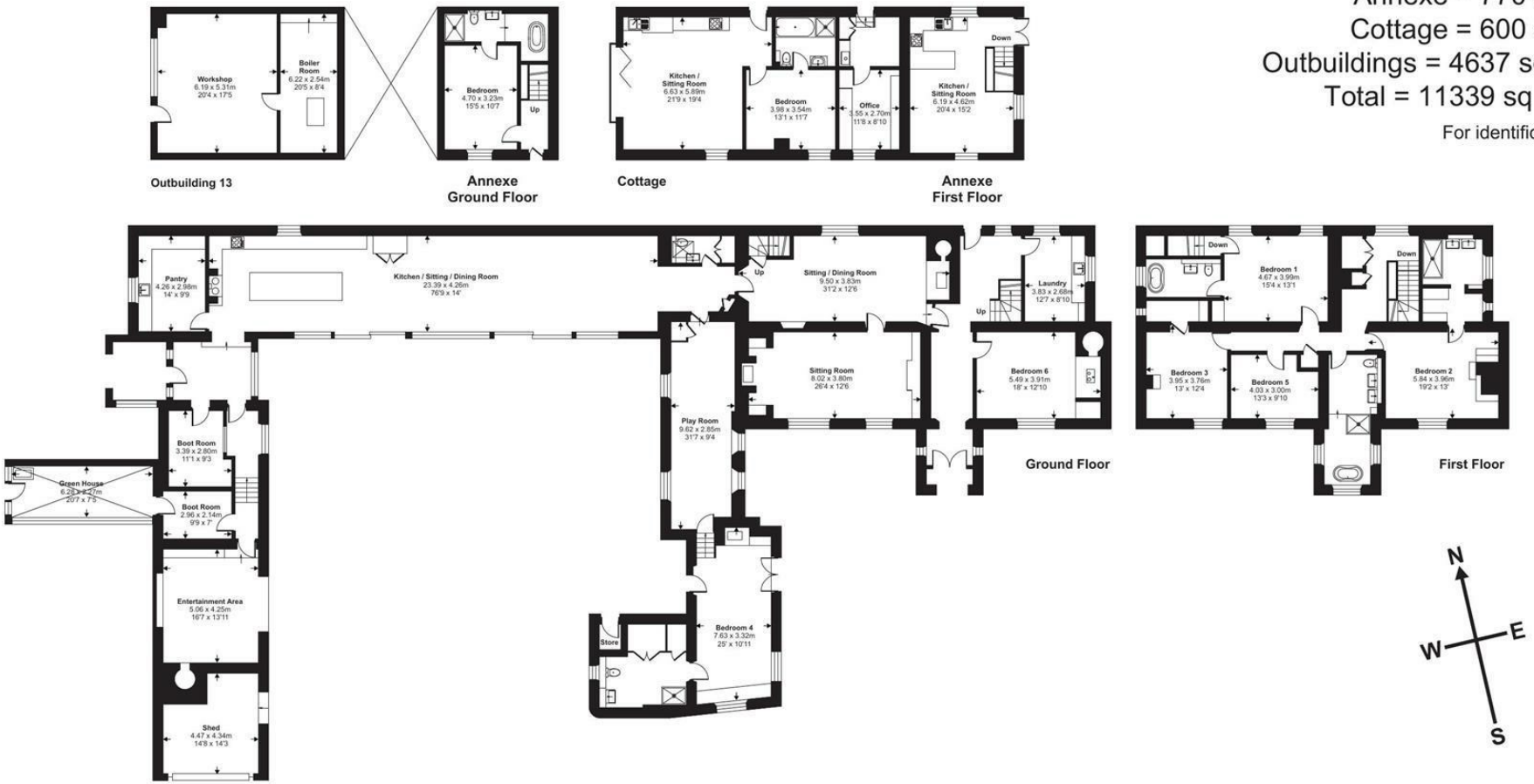
Mains electricity. Private water supply from borehole. Central heating - Biomass Boiler (woodchip). Private drainage. Wood burning stoves in sitting room and snug. 10kw of ground mounted solar panels benefitting from a feed-in tariff. Ultrafast broadband available (Ofcom), mobile signal likely available outdoors (Ofcom). Please note the agents have not inspected or tested the services.

DIRECTIONS

From the Rising Sun in West Bagborough, proceed to the south-east and continue up the hill out of the village. Tilbury Farm can be found on the left hand side just after the turning right to Ternhill Lane.

Approximate Area = 5332 sq ft / 495.3 sq m (excludes field shed / open shed / entertainment area / store)
Annexe = 770 sq ft / 71.5 sq m
Cottage = 600 sq ft / 55.7 sq m
Outbuildings = 4637 sq ft / 430.7 sq m
Total = 11339 sq ft / 1053.2 sq m

For identification only - Not to scale



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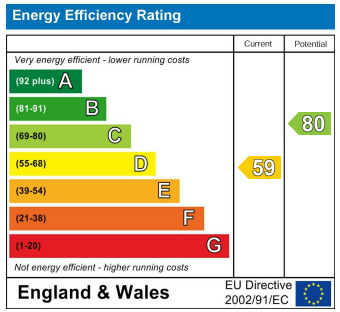

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