

Widcombe Grange

Culmhead • Taunton







Widcombe Grange

Culmhead, Taunton, TA3 7DX

Churchinford 2 miles • Wellington 7 miles • Taunton 6 miles
London Paddington 1 hour and 55 minutes
(Distances & times approximate)

A fine 7 bedroom Arts and Crafts country house set in glorious gardens.
Detached 3 bedroom cottage, versatile party barn, outbuildings and swimming pool.
Currently run as a house party, event and wedding venue. Ring fenced by 22 acres of mature landscaped grounds with lakes, orchards, pasture and broadleaf woodland.

In all 22.26 acres (9.01 ha)

For Sale by Private Treaty

Sole Agents:
01297 33122

Symonds & Sampson LLP
Trinity Square
Axminster EX13 5AW

Contact Ross Willmington or Angela Gillibrand
rwilmington@symondsandsampson.co.uk

**Symonds
& Sampson**

ESTABLISHED 1858



The Property

This fine, well-proportioned gentleman's residence dates back to the late 19th century and was originally built for a Justice of the Peace. Constructed of mellow flint and dressed stone under a slate roof, Widcombe Grange has retained its traditional Arts & Crafts charm, with multiple pitched roofs and decorative barge boards. Internally the Grange epitomizes the style of the Victorian era with spacious rooms, high ceilings and large windows which flood the house with light. Period features exemplifying the use of natural materials such as stone fireplaces, wooden floors, coffered ceilings with Tudor rose corbels and a stone mullioned bay window have been retained. The current owners have recently refurbished the property to a high standard. At the heart of the home is a sympathetic modern kitchen with an island, range cooker and integrated appliances. An adjacent dining room has been formed by consolidating the servants' quarters. Most of the principal rooms have lovely views over the grounds, and the impressive drawing room

Situation

Widcombe Grange is set in the heart of the Blackdown Hills National Landscape (an Area of Outstanding Natural Beauty), renowned for an unspoilt landscape of farmland, woodland and steep valleys. The nearby village of Churchinford provides good local amenities, including a community run village stores and post office, a popular

pub and health centre. The surrounding countryside offers a range of rural activities with numerous opportunities for walking and riding. The Holman Clavel, a local country inn, is within walking distance of the property. Set in a convenient location, the property is well placed for access to the nearby town of Wellington with its independent shops and Waitrose, as well as the county town of

Taunton. Taunton provides a comprehensive range of recreational, scholastic and shopping facilities as well as a main line railway station. There are excellent road links with the M5 interchange at Junction 25 providing easy access to Bristol, the Midlands and London. Alternatively the A303 is close by with access to London and Exeter.



flows into the sitting room creating a grand entertaining space with access to the courtyard. Upstairs the primary bedroom suite has an en-suite bathroom and a run of built-in wardrobes. With its versatile accommodation including Keepers Cottage and the Coach House party room, Widcombe Grange could appeal as a private residence or continue to provide a lifestyle/income generation opportunity. The largely informal grounds, parkland and woodland ring fence this model estate offering protection and amenity.

Please see floorplan for accommodation and measurements.

The Coach House

Set to the side of the Grange, this traditional double height stone building with a slate roof offers an impressive space with a vaulted ceiling. Used as a venue for weddings, parties and also as a games room. On the rear of the building accessed from the courtyard is a store containing the biomass boiler. Opposite is a **Covered Area** (11.48m x 6.04m).

Keeper's Cottage

This detached stone cottage has a generous kitchen/diner with a large reception room currently divided into 2 rooms used as bedrooms. Upstairs are 3 further double bedrooms. The cottage is tucked away overlooking the former walled Victorian kitchen which is currently laid to lawn, with orchards beyond.

Outside

Set back from the road behind electric gates the drive sweeps up past the pretty pond with wooden island gazebo to a turning circle in front of the house. Spanning over 3 acres the mature landscaped grounds are an exceptional feature of the property providing a glorious private setting. Set around the two acre spring fed lake is a classic westcountry woodland garden featuring azaleas and rhododendrons. To the rear of the house is a more formal lawned terrace bordered by





magnificent copper beeches and acers providing year round colour and interest. The drive continues past the house towards the Coach House and Keepers Cottage with a further parking area by the versatile **Open-Fronted Barn** (20.19m x 4.61m). The **Heated Swimming Pool** is tucked away in the corner of the walled kitchen garden with an adjacent **Garden Store** (5.98m x 3.92m).

The Land

Widcombe Grange has approximately 10 acres of pastureland and around 7 acres of woodland. To the east of the property is a block of gently sloping pastureland, with an **Open-Fronted Field Shelter** (6.40m x 5.38m) behind the walled garden. There is a further pastureland with access to the lane beyond the rear garden with a small **Stone Building** (5.99m x 3.40m). In all 22.26 acres (9.01 ha).



Widcombe Grange

Total = 4493 sq ft / 417.4 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	77
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Symonds & Sampson. REF: 1062898



The Business

The present owners have used Widcombe Grange as luxury accommodation for celebrating parties or events, the main house sleeps 14 guests in 7 bedrooms and the cottage sleeps 10 guests in 5 bedrooms. The expansive entertaining space in the Grange includes a dining table that seats 24 guests. The property is licensed for weddings with up to 150 guests. Details of the annual turnover and accounts are available to interested parties following a viewing.

Services

Main electric. Main water. Private drainage. Biomass central heating. Oil fired central heating option for the Grange.

Tenure

All freehold with vacant possession upon completion.

Sporting

Hunting with the East Devon Hunt. Racing at Taunton. Golf at Taunton & Pickering.

Rights of Way

No public rights of way cross the property.

Education

Primary schooling at Churchstanton. Good state secondary school at The Castle School. Independent schools in the area include Wellington School, Blundells in Tiverton, Kings and Queens Colleges and Taunton School.

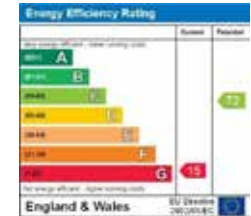
Local Authority

West Somerset District Council. Tel: 01984 632291
The property is currently Business Rated, due to its commercial use.



Keepers Cottage = 1670 sq ft / 155.1 sq m
The Coach House = 952 sq ft / 88.4 sq m

For identification only - Not to scale



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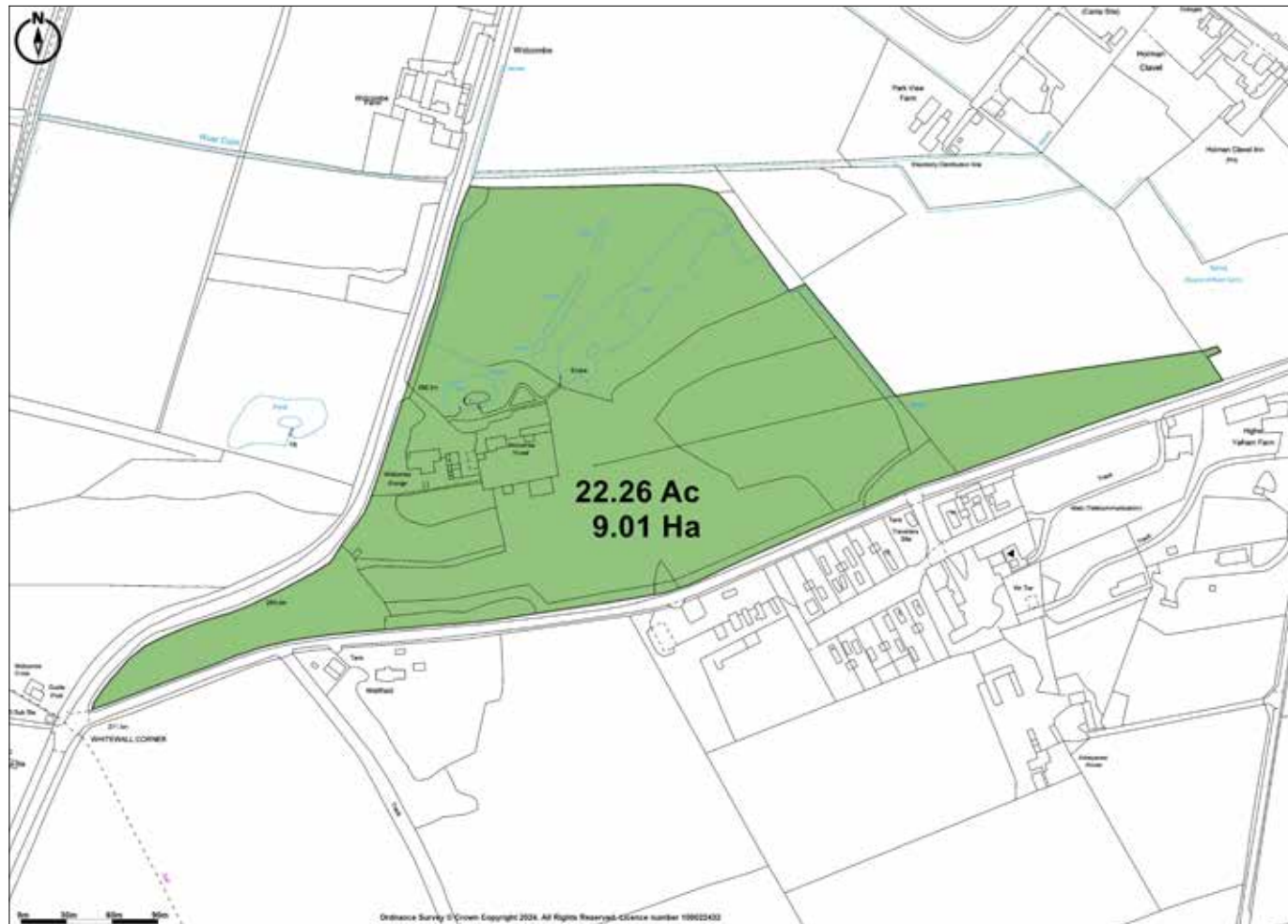
Directions

Leave Taunton in a southerly direction, heading towards Trull and Blagdon Hill. Proceed through the village of Blagdon Hill and continue up the hill and around the sharp hairpin bends. Upon reaching the crossroad, continue straight on signposted to Churchinford and Honiton. Widcombe Grange will be found on the left after a third of a mile.

What3words ///quickly.lobbed.reprints

Viewing

Strictly by prior appointment with sole agents Symonds and Sampson LLP. Further information, if required, is available from Ross Willmington or Angela Gillibrand on 01297 33122





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