



The Old Vicarage

Isle Abbotts, Somerset, TA3 6RH

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A superb 6 bedroomed detached family house detailing Arts and Crafts architecture. Located in the historic heart of the village, sitting in an enviable position along a no through lane surrounded by glorious countryside and pretty village houses. Set within an acre of outstanding gardens and grounds with a coach house offering independent ancillary accommodation with a private courtyard garden.

- 7 Bedrooms, 4 receptions, 6 bath/shower rooms
- Victorian/early Edwardian Arts and Crafts style
- Detached Coach House annexe
- Glorious views across gardens
- Workshop with bench
- Greenhouse, garden shed with electricity
- South facing mature gardens
- Undercover storage/carport

The Old Vicarage offers a unique opportunity to acquire a substantial detached 6 bedroomed family home. As its name suggests, a former vicarage and now a much-loved family home, which has been beautifully maintained throughout with the benefit of a most attractive detached Coach House. The main house covers three floors and provides spacious well-appointed rooms, all of which allow an abundance of natural light in, with the majority enjoying enviable views across the gardens and attractive views over the village and surrounding countryside. Of particular note are the stunning gardens.





The accommodation comprises an inner lobby with a useful cloak room and WC off to the side. Steps lead up to the main reception hall, which features an attractive central staircase leading up to the upper floors. To one side inner double doors open into the snug. An exceptionally sunny room with a full height bay window looking out to a formal west facing garden. Centrally located is the fireplace housing a wood burning stove. Built in cabinets with display shelving to the side.

At the far end of the hall is an impressive dining room, which links into the sitting room. These two main receptions to the house offer excellent entertaining space, with high ceilings and French windows in both rooms that afford an abundance of natural light in. They offer exceptional views out across the main garden area with terracing running along to the side. The rooms provide impressive space and include period fireplaces that give character to the rooms.

The kitchen breakfast room is fitted with a comprehensive range of hand painted wall and base units offering extensive storage. A useful central island provides excellent preparation work surface space with further cupboards under and an integrated electric oven with induction hob set within a granite work surface, which extends across the base units. Opposite is a two-oven oiled fired aga. To the far end window seating surrounds the farmhouse table, used for informal breakfast and kitchen dining. Beyond is the utility room with a large larder off to one side. Further wall and base units run along one side with space for a freezer, washing machine and dryer below. Opposite and next to the back door is a study/home office. The back door opens onto a large decking veranda area. An outside store/workshop is off to one side. Gated access leads to a large yard area with a second entrance for multiple cars.

On the first floor, the principal bedroom is spacious and light with glorious views looking out across the garden. This leads into a superb dressing room with a full range of built-in wardrobe storage which runs around the room.











Continue through the dressing room into the shower room with twin basins set within a fitted vanity unit. A large walk-in shower is off to the side with WC at the far end. The main guest bedroom is spacious and light and includes an en suite shower room and a walk-in wardrobe. Guest bedroom five (fondly known as The Honey Room) features an original cast iron fire surround and enjoys elevated views out to the church and village. The main family bathroom is appointed with basin, bath and airing cupboard. On the top floor there are three further bedrooms and a bathroom with bath and overhead shower. Of particular note is the impressive staircase that includes two quarter landings with a large walk-in linen cupboard. Both afford wonderful views out across the village and open countryside.

THE COACH HOUSE

Set within the grounds of The Old Vicarage is the Coach House. This offers superb ancillary accommodation to the main house with its own private courtyard garden surrounding it. The current owners have converted this offering a fabulous open plan living space with a stunning kitchen. A useful shower room is located to the side of the stairs. On the first floor a double bedroom with an en suite bathroom beyond. This offers huge flexibility for either extended family members or could provide an additional income stream as an air B&B, or holiday let.

GARDENS AND GROUNDS

The main gardens to the old vicarage extend to just under an acre in total. The current owners, who are keen gardeners embarked on an ambitious design of the whole area. Gaining great inspiration from the Arts and Crafts movement, they set about a complete transformation of its grounds. Playing centre stage to its design is a circular lawn. From here the eye catches varying pathways and walks leading away from the centre focus into garden 'rooms' – areas of the garden that offer themes and certain styles. This is typical of the style in the arts and crafts era. Surrounding the circular lawn are deep herbaceous borders filled with an impressive collection of plants



including ornamental shrubs and perennials that spill out over the edges offering a wide variety of colour, texture and interest throughout the growing season.

Seating areas are spotted to the sides that lead the eye along espalier fruit tree walks opening into a wildlife pond and bog garden. Other pathways lead into a more tranquil space with beautiful textures and calming grasses and wildflowers.

On the west side of the house is an enclosed garden with clipped topiary boxed hedging offering great formality, which leads to a paved terrace area to the south of the house opening into a delightful vine covered pergola, which is the perfect place for outside entertaining.

Beyond this, to the far side, is a highly productive kitchen garden that contains numerous raised borders for vegetables along side fruit cages for soft fruit and a greenhouse with potting shed with power seen to the side. A useful covered open store area is cleverly screened to the far side of the garden and is ideal for wood storage, where the oil tank and storage space is found.

A most inspiring garden that would impress any garden lover!

The property is approached off a quiet country no through lane just opposite a most picturesque church opening onto a large, gravelled drive with parking to the front and side of the house for multiple vehicles.

SITUATION

Isle Abbots is a highly regarded popular rural village with a thriving community with a village hall and church. It is located within easy access to the town of Ilminster being 5 miles to the south and Langport 7 miles to the north east. The picturesque county town of Taunton, offers an excellent range of shops, independent restaurants and cafes and highly regarded state and independent schools. From Taunton there is a fast rail service to London





The Old Vicarage, Isle Abbots, Taunton, TA3

Approximate Area = 3422 sq ft / 317.9 sq m

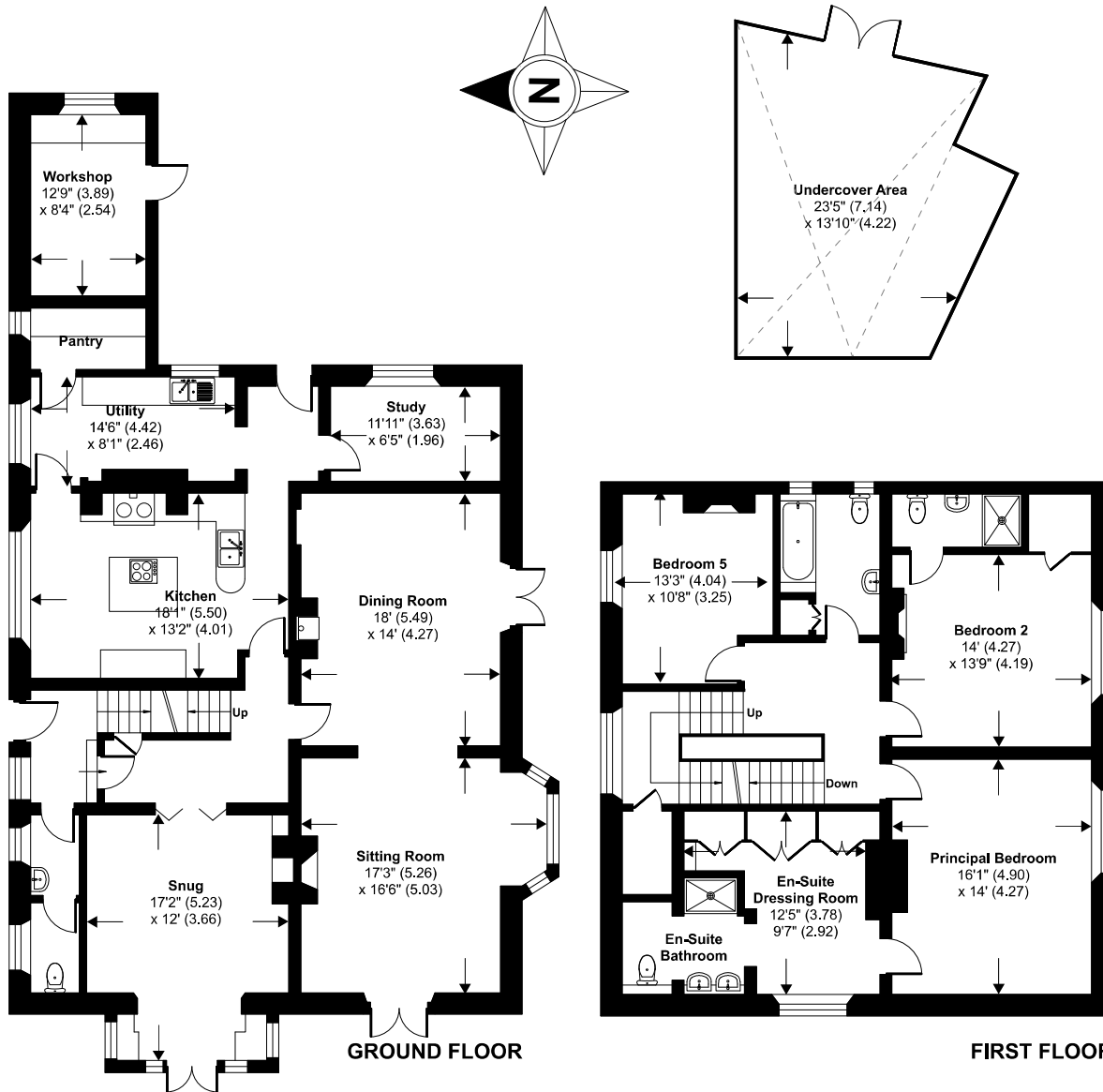
Limited Use Area(s) = 46 sq ft / 4.2 sq m

Annexe = 682 sq ft / 63.3 sq m

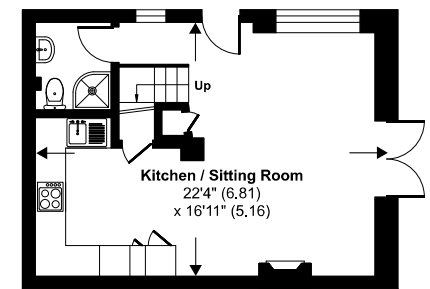
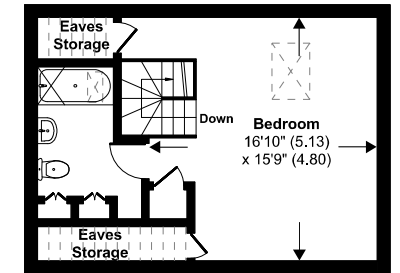
Workshop = 106 sq ft / 9.8 sq m

Total = 4256 sq ft / 395.3 sq m

For identification only - Not to scale



Denotes restricted head height





Paddington and both Bristol and Exeter international airports are within an hour's drive.

DIRECTIONS

From Taunton take the A358, as if going to Ilminster and at the Thornfalcon traffic lights turn left on the A378 towards Langport. Follow this road through Wrantage and into Fivehead, turn right into Ganges Hill signed to Isle Abbots. Turn right at the T junction. Take the next left passing Two Bridges Farm and take the next left turn into Streamalong Lane and continue into the village. Follow a sharp right bend into Chapel Road follow along to the T junction and turn left into Church lane. Continue along up to the Church where the entrance to The Old Vicarage can be seen immediately opposite on the right side.

SERVICES

Mains electricity, water and drainage. Oil fired Aga, electric storage heaters.

Humberts

1 Tower Lane
Taunton
TA1 4AR

01823 288484

taunton@humberts.com

humberts.com

LOCAL AUTHORITY South Somerset District Council. Council Tax Band G ENERGY PERFORMANCE CERTIFICATE Rating E

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