



Higher Kingswood

Stogumber, Taunton, Somerset TA4 3TN

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A unique architecturally designed home, within gardens and grounds extending to just under 7.5 acres, enjoying exceptional views across the natural landscape towards the Quantock Hills.

- Architecturally designed home
- Unique and secluded location
- Exceptional countryside views
- Beautifully designed gardens
- Paddocks
- Woodland
- Gardens and grounds approx. 7.46 acres
- Four Bedrooms
- Three Bathroom/Shower Rooms
- Large Kitchen
- Four Reception Rooms
- Galleried Hall with bifold doors
- Private secure gated entrance and driveway

PLEASE NOTE - the photographs were taken in 2021

THE ACCOMMODATION

Higher Kingswood is an unique and individual architecturally designed property with exceptional gardens and grounds in what is arguably one of the most outstanding positions in West Somerset. The property enjoys breathe taking views across the dramatic rural landscape with a stunning panoramic backdrop of the majestic Quantock Hills beyond.

Situated within an Area of Outstanding Natural Beauty Higher Kingswood enjoys an elevated position on the upper fringes of the rural hamlet of Kingswood, which nestles between the Quantock and Brendon Hills. Its striking profile has been especially designed to take full advantage of its picturesque location and provides a wonderful sanctuary to offer complete seclusion and privacy.

The property is approached off a quiet rural lane through an electric gated entrance onto a gravel drive.





The accommodation is spread over two floors to include a galleried entrance hall/garden room being the main hub of this specially designed home with full width bifold doors opening out to the terraces and formal gardens. The spacious kitchen includes a Terracotta tiled floor and wood wall units, in addition to a four oven electric Aga cooker and door access out to the garden. The dining room provides an excellent formal entertaining room enjoying views out to the countryside. A walk-in pantry offers fully shelved storage. The inner hallway extends off the kitchen to include further natural wood storage units and access to a utility and boot room leading to a spacious double garage. A separate lavatory is beyond.

Leading from the garden room into an impressive split-level main sitting room. This well-proportioned room with bifold doors opening out to a raised decking area enjoys breathe taking views to the Quantock Hills. Useful built in book shelving is incorporated within the sitting room, as well as a feature double faced woodburning stove, centrally positioned on a slate hearth. All the ground floor accommodation has Terracotta tiled flooring.

A modern design central curved staircase leads up to an impressive galleried open plan study/home office. This exceptionally light and airy space enjoys elevated views out across to the gardens. Access through to an attic /loft area offers a great opportunity to create further accommodation or bedroom and en-suite facilities, if so required. The two principle bedrooms are dual aspect offering ample light and glorious views. Two further bedrooms include a built in wardrobe storage both enjoying stunning views. A separate shower room and a further bathroom with additional storage cupboards completes the accommodation.

GARDEN AND GROUNDS

The gardens which surround the house are an enviable focal point, having undergone a comprehensive and detailed re-design and planting scheme by the current owners. This ambitious project now offers a glorious setting that can be enjoyed throughout the year with wonderful stocked beds including a wide variety of rare plants giving an abundance of colour and interest. An impressive collection of ornamental trees and shrubs provide wonderful structure and form to the garden, whilst an eye catching ornamental pond being one of the key features to the design creating a stunning reflection and offers a wonderful habitat for wildlife.









Further key features to the garden are the sun terraces and covered pergola that create a superb outdoor entertaining space. Following the main lawns your eye is drawn to an impressive hornbeam arch and walk. This leads to a feature armillary sundial. To the side a kitchen garden provides superb raised borders offering the opportunity to grow a variety of vegetables and soft fruit. A useful polytunnel provides further growing for tender plants etc.

Beyond are paddocks which run around the formal gardens and lead out to the glorious views beyond. The rest of the land is assigned to wonderful woodland which has been planted with a wide selection of English native trees. This area extends to approximately 4.2 acres. In all the grounds and gardens extend to approximately 7.46 acres.

OUTBUILDINGS

To the other end of the grounds are a range of extremely useful outbuildings which are currently used to house garden equipment. A detached stable block includes two loose boxes, a tack room and hay/food store. Surrounding this is hard standing leading down to the drive. A further garden provides an abundance of cut flowers which supply the house throughout the growing season. A log store is found to the rear of the property.

SITUATION

Stogumber is a highly favoured attractive village nestled between the Quantock and Brendon Hills. The village has a highly Ofsted rated primary school, village pub, shop and Norman Church. It is an active community with a wide variety of clubs and societies

SERVICES

Mains water and electricity. Private drainage. Electric Aga Cooker. Combination of oil fired central & under floor heating. There are 16 photovoltaic panels generating electricity and a geothermal hot water system.

DIRECTIONS

Proceed out of Taunton following the A358 towards Minehead. Continue for several miles passing Bishops Lydeard and Combe Florey. Having reached Crowcombe take the next turn on the left signposted for Stogumber. Follow this road into the centre of the village. Passing the church on the right side follow the road towards Vellow. Continue for a short distance until seeing an unmarked lane on the right. Turn into this road, follow up the hill passing two properties on the left and the entrance gates to Higher Kingswood can be seen straight ahead.

NB Please note the photographs were taken in 2021

Humberts

1 Tower Lane
Taunton
TA1 4AR

01823 288 484

taunton@humberts.com

humberts.com

Higher Kingswood, Stogumber, Taunton, TA4

Approximate Area = 3692 sq ft / 342.9 sq m (includes garage)

Outbuildings = 806 sq ft / 74.9 sq m

Total = 4498 sq ft / 417.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © njchecon 2024. Produced for Humberts. REF: 031657.

ENERGY PERFORMANCE CERTIFICATE Rating D COUNCIL TAX BAND G

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