



**JOSEPH
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estate agency

Shurton, Stogursey, Somerset



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£800,000

Shurton, Stogursey, Somerset

Situated in a picturesque rural hamlet, within easy reach of a number of amenities, is this stunning, grade II listed countryside residence dating back to the 17th century and set within grounds of 2.2 acres. EPC RATING: N/A.

AT A GLANCE

- Detached Period Property
- Set Within 2.18 Acres
- Many Character Features
- Several Outbuildings with Planning Permission For Conversion
- Six Bedrooms
- Including One Ground Floor Bedroom
- Luxurious First Floor Bathroom & Separate Shower Room
- Three Reception Rooms
- Kitchen/Breakfast Room
- Utility Room
- Character Features including Exposed Beams, Fireplaces & Flagstone Floors
- New Slate Roof
- Early 18th Century Fireplaces with Overmantel paintings; an Arcadia scene and a river scene.

Grounds:

- 2.18 Acres of Land including a Paddock
- Sweeping Driveway
- Lawned Garden

Within the grounds are several outbuildings, these include:

- Two Stables
- Hay Barn
- Tack Room
- Attached Two Storey Barn, Formerly Byre & Granary (with Planning Permission For Conversion)
- Former Gardener's Cottage (with Planning Permission For Renovation)
- West Somerset Application number: 3/32/18/035

Services:

- Oil Central Heating
- Mains Water, Electricity & Drainage
- 4 Open Fireplaces
- Council Tax Band: F
- EPC - Exempt Due To Being A Listed Building

ACCOMMODATION

This exceptional, double fronted residence briefly comprises: Entrance hallway, bay fronted lounge with feature fireplace, sitting room again with a fireplace and bay window, study, utility room, bedroom six with en-suite WC, rear lobby and an impressive open-plan farmhouse style kitchen/dining room with Aga and separate range cooker, and with views onto the garden and paddock.

Accessed from either the grand turning staircase or the second staircase, the impressive first floor landing provides access to five bedrooms, two with exquisite, listed fireplaces with overmantel paintings, shower room and a luxurious bathroom complete the first floor accommodation.

EXTERIOR

Attached to the property is a two-storey barn which has planning for conversion. As does the former gardeners' cottage which is tucked away in an enclosed private rear garden.

In addition, there are a number of other outbuildings including hay barn, two stables and tack room.

The grounds themselves consist of a lawned garden with mature trees and shrubs, long sweeping shingled driveway and a level, enclosed paddock currently housing sheep and a pigsty.

LOCATION

Shurton Lodge is situated in the quiet hamlet of Shurton, where there is an award winning pub. Shurton is situated within 1 mile of Hinkley Point Power Station and is close to both the Quantock Hills, designated an Area of Outstanding Natural Beauty and the North Somerset coastline. 2 miles away is Stogursey, a pretty village in north-west Somerset, 3 miles from the A39, 9 miles from Bridgwater and between the Quantock Hills and Bridgwater Bay. It has a fantastic church, a castle with mote, shops, a primary school, and two pubs.

The market town of Bridgwater offers a range of amenities, shopping and leisure facilities, together with two junctions of the M5 Motorway and also a mainline train station. The county town of Taunton is also within reach over the Quantock Hills to the south.







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