



Winters Lodge,

Bush Lane, Spaxton, Somerset, TA5 1AH

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A unique opportunity to acquire a highly successful holiday rental, set within glorious surroundings of the foothills of the Quantock Hills. This attractive 3 bedroomed holiday Lodge occupies a tranquil and peaceful location set within just under 2 acres.

- Unique 3 bedroomed holiday lodge
- Glorious surroundings of the Quantock Hills
- Tranquil and peaceful location
- Set within 2 acres

THE AGENTS SAYS...

Winters Lodge is a unique holiday home that occupies approximately 1.7 acres of attractive gardens and grounds set within glorious surroundings of the foothills of the Quantock Hills. Conveniently situated just outside the popular village of Spaxton, which has an excellent community run store and post office. The property offers superb accommodation, all of which enjoys wonderful views out across to a central lake, which provides a tranquil and peaceful location in which to observe a wide variety of visiting birds and wildlife.

Winters Lodge offers potential purchasers an exciting opportunity to acquire an established and highly successful holiday rental business, with approved planning consent to build a further holiday lodge on the footprint of a former aviary located to the other side of the lake.

ACCOMMODATION

The accommodation is spacious and light with a fabulous open plan design encompassing kitchen with a comprehensive range of wall and base units with integrated appliances to include an oven, microwave,



dishwasher and fridge freezer. The washing machine is located in an enclosed space off the entrance lobby, Dining area that enjoys views out to the lake and surrounding countryside and family/sitting room with a cathedral window to the far end and French doors opening out to a large sun terrace, perfect for outside entertaining. Polished pine flooring and a strip pine clad ceiling make it a most attractive and relaxing space.

The main reception hall is again spacious and light with a large double bedroom off to one side including a range of built-in wardrobe storage.

The main family bathroom includes a large walk-in shower. Bedroom 2 is spacious double again with built-in wardrobe storage.

A further door opens into an inner lobby with a shower room all beautifully appointed to the side and a further inner door opening into bedroom 3. As such this offers great flexibility on the accommodation, as it is the largest of the bedrooms and includes a kitchenette with access out to an open porch and so can be independent to the rest of the house.

The lodge benefits from double glazing throughout in addition to solar panels located beyond the aviary, assisting with the energy efficiency of the property.

GARDENS AND GROUNDS

Winters lodge is found along a quiet country lane just outside the popular village of Spaxton. A private gravel drive approach continues along, flanked either side by grassed borders with native trees and hedging and a coppice with a variety of trees. This continues up to the lodge, opening out to a parking and turning area for several cars.



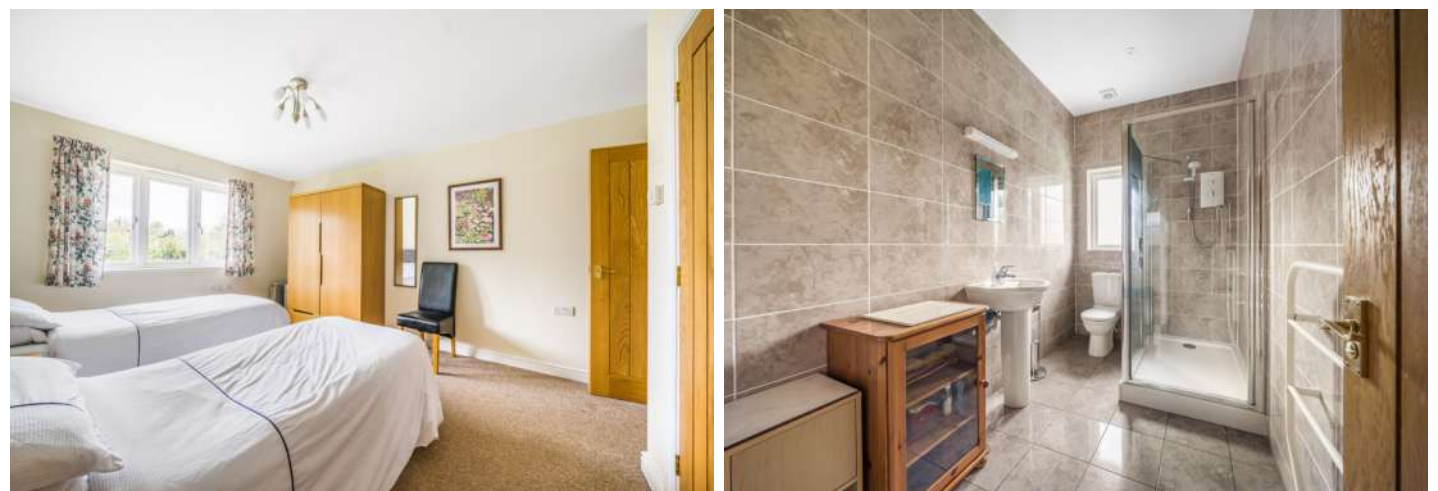
Sun terraces to the lodge and to the side of the main feature, being a spring fed lake, can be seen with further seating areas, ideal for observing an array of waterfowl, birds and wildlife. There is to the side an outbuilding useful for machinery and tool storage with power and lighting. To the far side of the lake a former aviary with attaching outbuildings now serves as a footprint to a further holiday lodge, which has approved planning consent. Pathways can be seen taking you on a stunning walk around the lake and through the trees with glorious opening countryside beyond.

SITUATION

Winters Lodge occupies a particularly peaceful and tranquil position yet is only a short distance from the highly regarded Quantock Village of Spaxton. This is approximately 6 miles west of the town of Bridgwater and approximately 7 miles to the north of the county town of Taunton. Spaxton enjoys an enviable position set in the foothills of the Quantocks, which are designated as an Area of Outstanding Natural Beauty. There is an abundance of foot paths that provide outstanding views across south west Somerset as well as the Bristol Channel and South Wales to the north. The village includes a popular primary school, village store/post office, village hall, church and popular pub. Bridgwater offers a good range of shopping facilities nearby. There are some excellent secondary schools within the area, Taunton in particular offers three independent schools. The M5 may be joined at Bridgwater (junctions 23 & 24) with the Taunton main line rail link to London Paddington in under 2 hours.

PLANNING PERMISSION

Full planning consent has been granted for a second holiday lodge sited on the footprint of a former aviary.





Bush Lane, Spaxton, Bridgwater, TA5

Approximate Area = 1417 sq ft / 131.6 sq m
Outbuilding = 314 sq ft / 29.2 sq m
Total = 1731 sq ft / 160.8 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). © nichecom 2024. Produced for Humberts. REF: 1180697.

Full detailed plans can be provided by request.
Planning reference: 45/23/00025.

DIRECTIONS

From Taunton proceed in a northerly direction on Kingston Road. Continue through the village of Kingston St Mary and proceed up Buncombe Hill. At the top of the hill turn right towards Bridgwater. After a short distance turn left (approximately 0.25 mile) to Merridge and Spaxton. Proceed through the hamlet of Merridge and down the hill to the 'T' junction. At the 'T' junction turn right and then take the first turning right into Bush Lane where the entrance to Winters lodge can be seen approx. ½ mile on the right side with the private gravel drive entrance can be seen.

SERVICES

Mains water and electricity. Air source heat pump for the central heating system. Private treatment plant for the drainage. Solar panels.

LOCAL AUTHORITY

Somerset County Council Tax Band exempt and no business rates. EPC Exempt

FURTHER INFORMATION

PLEASE NOTE: The property can only be used as a holiday rental business. NOT a primary residence.

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