



Queens Acre Cottage

Newton Lane, Corfe, Somerset, TA3 7LS

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An imposing detached country house surrounded by glorious gardens at the foot of the Blackdown Hills which are a designated area of Outstanding Natural Beauty with views out across open countryside towards the Quantock Hills. The property enjoys a secluded position found at the end of a private drive within this highly sought after village.

The Agent says ...

Queens Acre Cottage occupies an exceptionally desirable position set back along a private drive yet is part of this highly regarded village of Corfe. It is situated in an extremely convenient location being a short distance to Taunton along with all the main road networks, the fast train takes 1 hour 40 minutes to London Paddington. The property is beautifully maintained throughout offering superb family accommodation with light airy rooms all of which take full advantage of stunning views out surrounding the property.

THE ACCOMMODATION

The accommodation comprises inner porch leading through into an impressive large entrance hall/dining area with original mahogany parquet floor. A key feature of the room is a sweeping staircase off to one side leading up to the first floor. A tall picture window allows an abundance of natural light. A cloakroom/WC is located on the far side.

The kitchen and two utility rooms include a comprehensive range of wall and base units providing extensive storage. Integrated appliances include an eye level Bosch double oven with grill and microwave/convection oven. Halogen hob set within the work surface with extractor hood over; an integrated dishwasher. Washing machine, full height fridge, full height freezer, space for drier. Internal glazed doors open into a large conservatory that enjoys a wonderful outlook across the main garden area with further doors opening out to the sun terrace to the side. This spacious area is used for informal dining and seating. An attractive limed oak herringbone laminate extends across.

To the side of the kitchen there is a useful utility room that





continues with a full range of fitted wall and base storage cupboards. A side door opens out to the rear yard area with access to the kitchen garden and side driveway. To one side is a fully fitted linen and airing cupboard. A further door opens into the integrated double garage to include ample storage with power and lighting. To the far end of the utility is a second utility room with full height store cupboards and a full height freezer. An overhead clothes airer is seen above. The kitchen opens out into a sitting room. This cosy and comfortable room features an attractive central fireplace housing an electric wood burner stove, with built in full height book shelving to one side. A picture window allows an abundance of natural light in with views out to the front garden area. An internal door leads into the reception hall.

The drawing room is to the far side and enjoys a sunny aspect out to the main garden. French windows to the far end open out to the side garden. This exceptionally spacious room features a most attractive central fireplace housing a multifuel woodburning stove. Beautiful polished Italian Verdigris marble is used for the surrounds and hearth.

A beautiful sweeping staircase, including the original oak balustrades, leads to the first floor. The main landing area is spacious and boasts superb elevated views out across open fields to the majestic Quantock Hills beyond.

To the far end is the main guest bedroom, with fitted wardrobe a sunny light room enjoying south westerly views out. An en suite shower room is to one side all well-appointed. There are two further bedrooms one of which includes a full range of built in wardrobe storage. (currently both are used as studies).

A large family bathroom is fully fitted to include a bath with overhead shower and glass panel divide. To the other end of the landing is the principal bedroom. An exceptionally spacious room with picture windows enjoying views across the main garden area. A full range of wardrobe storage extends across one side. An en suite shower room is well appointed with vanity storage and walk in shower to the side.

GARDENS AND GROUNDS

Queens Acre Cottage is situated in an enviable position. The property is set well back from the main road and is approached off a private lane leading on to a gravelled drive continuing through a double gated entrance onto a gravelled area. There is an area to the front of the main house with parking and turning space for several cars. The double garage is to the side with a further gated entrance opening onto a parking area to the side with access leading on to the kitchen garden and utility area. The gardens are a true delight that have been divided into different themes and spaces to comprise the following:-

A front area is edged by established borders with a range of colourful ornamental shrubs and herbaceous plants. This is flanked by an established conifer hedge depicting the boundary edge that continues around to the back of the garden. To the side, follows through a gate into the side garden area. A long strip laid mainly to lawn with several raised borders, for cut flower growing, strawberries and herbs. An herbaceous border filled with an area of colour leads along the far side. A stone path follows along the side of the house through a rose arch onto a beautiful sun terrace that extends along the rear of the house. This sunny, southerly position includes an ornamental pond filled with water lilies and a variety of aquatic plants. The main lawn extends out from here with mature ornamental trees offering dappled shade to the far end. A beautiful herbaceous border to the left side follows along with a stunning rose frame behind covered with climbing roses. A pathway continues through a pergola that in turn leads to an orchard section with a very useful garden store/shed. Clipped hedging divides this area, which opens into another area with a fruit cage and kitchen garden. A potting shed has an attached greenhouse. This is all edged by flower borders giving access out to the rear utility area and back door to the house.









SITUATION

Corfe is a popular village located in the heart of the south west peninsular between Bristol and Exeter, 4 km south of Taunton, Somerset's county town. St Nicholas' Church and the village hall are alive with activities every day of the week including a regular Corfe Community Café. The Queen's Acre itself boasts a state of art children's playground with up to date equipment. St Nicholas' Church is one of six churches in the Blackdown Benefice and each Sunday there is a service in one church of the benefice. The church has been in Corfe for centuries and the current building, Norman in style was rebuilt in the middle of the 19th century although the font dates from the 12th century. One of the glories of Corfe is Pickeridge Hill, a spur of the Blackdowns rising over 500 feet from the eastern edge of the village and on top of the hill is the Taunton & Pickeridge Golf Club which dates back from 1892. Stella Dugdale in her Scrapbook of Corfe published in 1987 said "geographically Corfe is in an enviable situation, its inhabitants are fortunate and this seems to make them a happy breed" and so it is today.

Corfe is well placed for ease of access to the south coast and the M5 (Junction25) is accessed on the eastern side of the town and close to this junction there is a large out of town shopping and leisure complex. Good access to the A303 providing a link to Exeter.

DIRECTIONS

Leave Taunton in a southerly direction on the B3170 heading towards Corfe. On entering Corfe village take the first right hand turn into Newton Lane and then left on to a private gravelled drive and continue along to the far end to the double gated entrance of Queens Acre Cottage.

SERVICES

Mains water, electricity, oil fired central heating. Septic tank.

LOCAL AUTHORITY

Somerset Council Tax Band G

ENERGY PERFORMANCE CERTIFICATE

Rating D

Humberts

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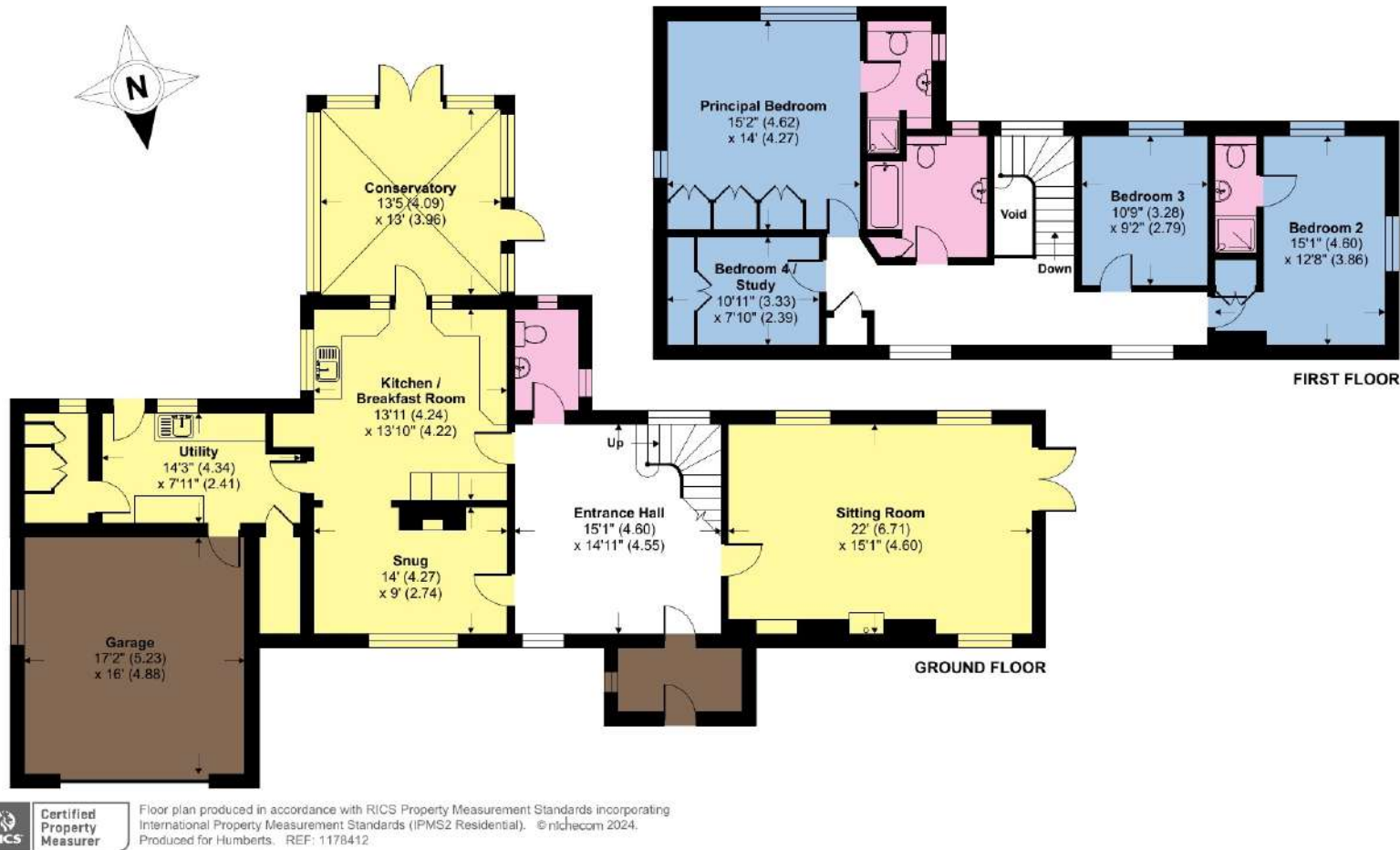
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Newton Lane, Corfe, Taunton, TA3

Approximate Area = 2585 sq ft / 240.1 sq m (includes garage)

For identification only - Not to scale



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