



Rosewood,

Wood Lane, Stogumber, Somerset, TA4 3TJ

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A 4 bedroom detached period barn conversion enjoys a rural position just outside a desirable west somerset village to include equestrian facilities with a substantial stable block and yard and turnout paddock of just over an acre.

- Attractive 4 bedroom period barn
- Significantly upgraded by current owners
- Spacious and light
- Views across the valley
- Set in a rural hamlet
- Excellent equestrian facilities
- Substantial stable block with tack room

THE AGENTS SAYS...

Rosewood is an attractive period barn that was initially converted in the 1970's. More recently it has been significantly upgraded by its current owners throughout with a further opportunity to complete the interiors to purchasers' own requirements. The accommodation is surprisingly spacious and light with views out across the stunning valley beyond. Set within a small rural hamlet of similar properties located just outside the village of Stogumber. The property enjoys a wonderful peaceful position with glorious valley views beyond.

A key feature to this home is excellent equestrian facilities including a substantial stable block with a tack room and a further detached hay barn and store and a post and rail paddock beyond the yard of just over an acre.



ACCOMMODATION

The accommodation comprises main reception hall with a utility cupboard seen off to one side. Beyond leads on to an exceptionally spacious open plan kitchen/breakfast/dining room featuring a recently installed 2 oven oil fired Aga. A separate electric cooker provides additional cooking. A full range of painted wall and base units extend along one side finished with beautiful oak work surfaces. An inset ceramic butler sink completes the kitchen arrangement.

Double glazed doors open into a conservatory and boot room with access leading out to the rear and yard to the side.

Stunning travertine tile flooring extends across this huge living space to the breakfast dining area with French doors opening out to the rear. An attractive fireplace with oak Bessemer beam over houses a large wood burning stove seen central to the room with a further family area off to one side.

To the far end steps lead up to sitting room with a feature natural stone surround fireplace. Views look out across the stables and paddock beyond.

To the other end of the barn an inner hallway leads on to three double bedrooms and a family bathroom.

To the far end is the principal bedroom including an en suite shower room.

GARDENS AND GROUNDS

Rosewood is found along a quiet rural lane just outside the village of Stogumber. The property is found along a private gated entrance following a part shared drive, which in turn leads up to the side of the barn with parking and turning area for several cars. A gated entrance opens into a very attractive courtyard garden area with the main



entrance seen to the far side. On the other side of the barn is a separate drive with a double five bar gated entrance giving access to the yard, stables and paddock with extensive parking for larger vehicles.

The equestrian arrangement includes a stable block of three boxes and a tack room and kennel. Further smaller stores surround the yard with an additional detached double entrance straw and hay barn. The grazing paddock is seen beyond the yard which extends to just over an acre.

SITUATION

Rosewood is situated just outside the pretty village of Stogumber following a rural lane down into a most attractive valley setting where there are several other properties that surround this property. The general locality is widely regarded, offering some of the most picturesque countryside within the county with the West Somerset coastline and Exmoor readily to hand.

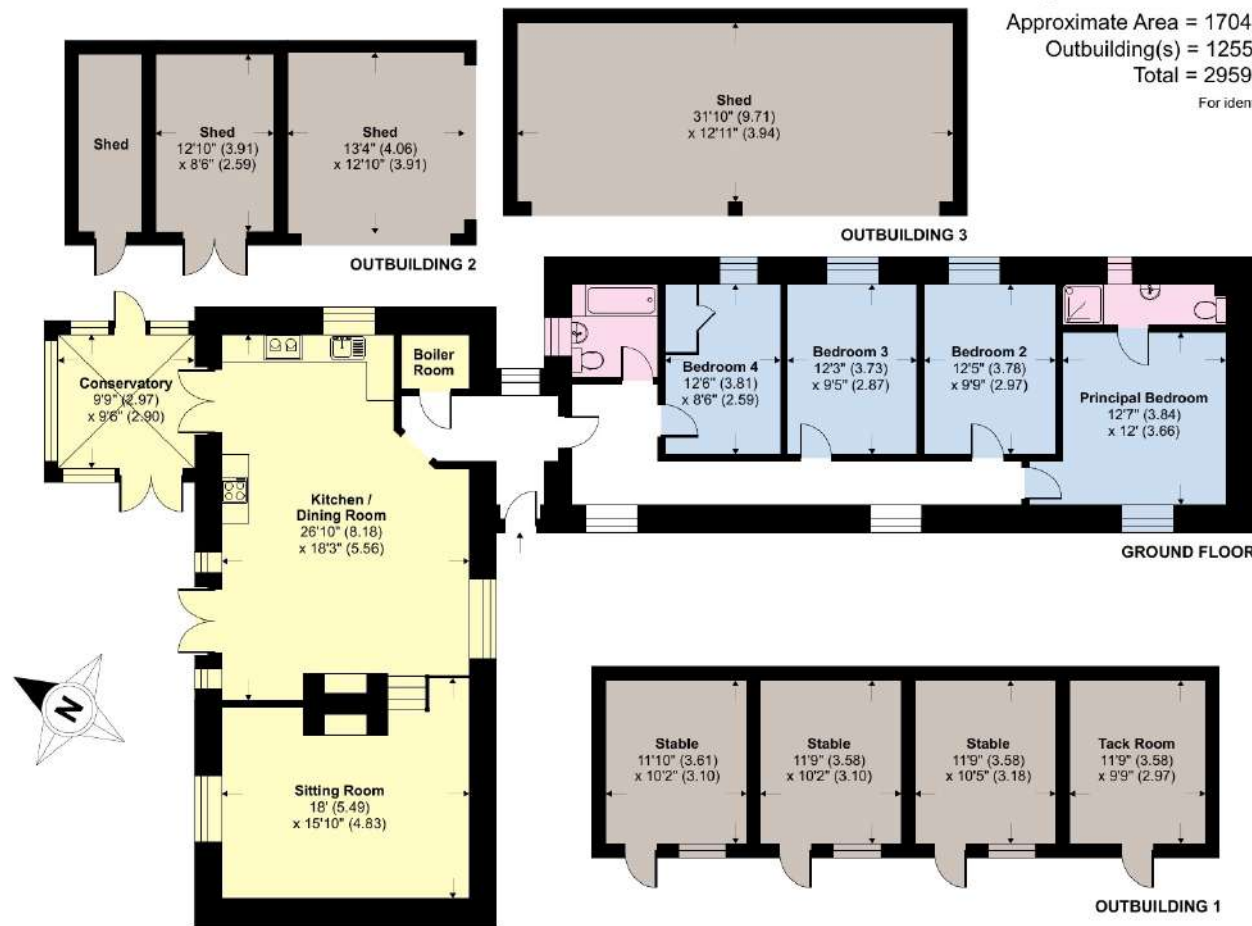
The village itself provides a popular primary school, village pub, post office and general stores whilst the county town of Taunton is readily accessible some 14 miles away, where a wide range of shopping, recreational and scholastic facilities can be found including three noted public schools. The M5 may be joined at Taunton which also offers a fast rail link to London Paddington.

Both Bristol and Exeter airports are also within easy striking distance. With Exmoor and the Quantock Hills within easy distance, with fantastic walking opportunities and a superb network of bridle ways and foot paths.





Wood Lane, Stogumber, Taunton, TA4



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Humberts. REF: 1233660

DIRECTIONS

From Taunton take the A358 towards Williton and after approximately 10 miles turn left towards Stogumber. On entering the village the playing fields and sports grounds can be seen on the right side. Shortly after take the left turn into Archers grove and continue along following the road to the left side passing through a small development of homes. Continue along and take the right fork on to wood lane following along down the valley. At the bottom a gated entrance can be seen ahead. Continue along following the driveway around behind Rosewood to the parking area and main entrance.

SERVICES

Mains electricity, water and private drainage. (Brand new treatment plant installed in 2024) Oil fired central heating, with combi boiler.

LOCAL AUTHORITY

Somerset Council Tax Band E

ENERGY PERFORMANCE CERTIFICATE

Rating D

FURTHER ACREAGE

Further acreage is available to rent locally.

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