



**Aplens,**

Stoke St. Mary, Somerset, TA3 5BZ

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## Aplens,

Stoke St. Mary, Somerset, TA3 5BZ

A delightful Grade II listed 5-bedroom country house of immense charm and character, with an adjoining 2-bedroom cottage.

The property is located in an enviable, quiet situation. Surrounded by glorious gardens and grounds of approximately 2.5 acres to include a tennis court, swimming pool and extensive garaging.

### THE AGENT SAYS...

Aplens is a Grade II listed country house and has been a much-loved family home for more than 42 years.

The property is believed to date back to the 16th century and was an important farmhouse of its time and includes superb original features of that era including original doors, exposed timbers, and inglenook fireplaces. The house is constructed of rough cast render over cob and blue lias stone. A notable feature being the water reed thatched roof.

The house saw some change in the Georgian period, which is evident in the additional features such as galleried reception hall with distinctive balustraded staircase along with elegant sash windows. The property overall has much charm and character throughout.

The accommodation provides great flexibility spread over two floors offering exceptionally spacious living space with an adjoining two bedroomed self-contained cottage, which could be incorporated into the main house, or as separate accommodation for extended family, or indeed provide an additional income stream as a holiday rental, or Airbnb.



Set within glorious private gardens and grounds that can be enjoyed from all aspects of the house with elevated views out across the village looking beyond to the Blackdown Hills to one side and the Quantock Hills to the other.

The accommodation includes a formal galleried reception hall entered through a thatched bonnet porch with a stunning original oak studded door. This cross passage hallway features an additional original oak studded door opening directly onto the garden and elegant balustraded staircase to one side with a beautiful polished handrail leading up to the first floor.

The drawing room is a splendid double aspect reception with French doors opening out to the formal gardens beyond. Of note is the beautiful chestnut panelling seen at the far end along with exposed ceiling timbers. A feature inglenook fireplace with original natural stone surrounds and a copper hood over the open fireplace.

The snug, half panelled in chestnut, a wonderful relaxing room, includes further impressive inglenook fireplace with bread oven. Sash windows complete with shutters look out to the front and rear gardens. A key feature of this room is an attractive cross beamed ceiling. Beyond, steps lead down to the dining room. An inglenook fireplace houses a large wood burning stove. Exposed original stonework and stone hearth adds to the charm.

A rear hall gives access to the formal gardens. A cloakroom and WC is seen opposite with a secondary staircase leading to the first floor. A superb utility room includes a range of wall and base storage units and stainless-steel sink with space for a washing machine and dryer. Exposed ceiling timbers are evident. This part of the house is the oldest part with original leaded windows. Double doors open into the main kitchen with breakfast dining area beyond.



A comprehensive range of painted wall and base units provide extensive storage. Integrated appliances include dishwasher, fridge, Bosch fan oven and a 2 oven oil fired AGA with two halogen hobs to one side. Granite work surfaces provide excellent preparation space. Attractive Karndean tile flooring extends across opening out to the breakfast/dining area with a vaulted ceiling. Exposed stone walling with French doors opening out to the outside entertaining area.

The boot room is off to one side with access out to the garden. There is a large walk-in pantry fitted with a range of shelving and space for further upright fridge/freezer. An open tread oak staircase leads up to a mezzanine office with further storage space.

On the first floor the landing extends along the length of the main house with a large linen/airing cupboard with storage and fitted shelving. Bedroom 5, currently used as an art studio. A family bathroom includes a Nordic sauna. An oversized bath is inset within a stage and step with display shelving at one end. Large walk-in shower is to the other side with an airing cupboard at the end.

Bedroom 4 includes a built in wardrobe. Bedroom 3 features an original stone fireplace and exposed ceiling timbers. Beyond the galleried landing is the principal bedroom, which includes a range of fitted drawer and wardrobe storage incorporating a dressing table and window seating. An inner door leads into a small landing with secondary stairs leading down.

Airing cupboard storage runs along one side with a further bathroom at the end with Karndean flooring. This has been recently re designed to offer a luxury bathroom with free standing bath, and large walk-in shower to one side. Original windows and exposed timbers add to its charm.

At the far end of the landing is Bedroom 2, a charming double bedroom with additional door to the small landing and bathroom.







# Aplens Cottage





## APLENS COTTAGE

The current owners have run a successful holiday let business providing an additional income to the property.

The accommodation includes hall, and kitchen with a range of oak wall and base storage units with electric cooker and hob, washing machine, fridge and airing cupboard.

A sitting room with stone fireplace and space for dining.

Two double bedrooms and a family bathroom with overhead shower set within the bath.

## GARDENS AND GROUNDS

A key feature of Aplens are the glorious gardens that surround the house. The current owners being keen gardeners have transformed the gardens into a stunning space with fabulous borders stocked with a comprehensive range of colour and interest.

Established ornamental trees and shrubs blend seamlessly with existing mature trees and hedging creating a very private outside space that enjoys a south westerly position and can be admired from the house.

Set within the formal gardens a number of useful outbuildings all equipped with electricity and lighting. There is a thatched potting shed and store, a brick shed and a brick and timber framed greenhouse.





Beyond the formal gardens the owners have re landscaped the grounds leading up to an ancient woodland creating seating areas to appreciate the elevated views alongside a leisure area with heated swimming pool and sun terracing, Summerhouse and tennis court (now requiring a resurface).

The property is approached from the centre of the village off a no through lane with the church opposite.

The main entrance passes the main house along a tarmac drive that opens out to a parking and turning area. A gravelled tree lined drive leads to the garaging and workshop at the far end.

#### Garaging

The property benefits from an extensive range of garages and workshop. An attached single garage and a further double garage with electric roller doors. A further 4 car garage with workshop with a heating system, dehumidifier and a four-post hydraulic lift. Further loft storage area. All of which include power, lighting and mains water. An additional double garage is attached to the end of the workshop/garage.

#### SITUATION

ApLens is located in the centre of the village, adjacent to the church and within walking distance of all the village amenities. Stoke St Mary is an active village with local clubs, pub, church and village hall. The nearby village of Thurlbear has a primary school.

Stoke St Mary lies at the foot of the Blackdown Hills, an area of outstanding natural beauty and provides miles of footpaths and bridleways.

The county town of Taunton with highly regarded schools in both the state and private sectors is some 3 miles away, Junction 25 of the M5 Motorway a similar distance. Alternatively, the A358 provides convenient access to the A303. The international airports of Exeter and Bristol are also within an hour's drive.





# Aplens, Stoke St. Mary, Taunton, TA3

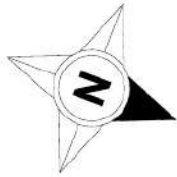
Approximate Area = 4308 sq ft / 400.2 sq m (excludes void & vaulted ceiling)

Limited Use Area(s) = 272 sq ft / 25.3 sq m

Garages = 1500 sq ft / 139.3 sq m

Total = 6080 sq ft / 564.8 sq m

For identification only - Not to scale





#### DIRECTIONS

From the centre of Taunton proceed out of the town along South Road on the B3170. Continue past King's College and take the first turning on the left into Stoke Road. At the 'T' junction turn right and take the first turning on the left into Dowsland Way.

Continue out of Taunton, proceeding over the motorway and into the village of Stoke St Mary. Follow the road, passing the pub on your right-hand side and as the road turns sharp left, continue straight ahead towards the church where the entrance to Aplens will be found on the left-hand side.

#### SERVICES

Mains electricity, water and drainage.

#### LOCAL AUTHORITY

Somerset Council - Tax Band G

#### EPC

Exempt

#### Humberts

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