

# INIGO



## *Broomfield Hall*

BRIDGWATER, SOMERSET

£750,000 FREEHOLD

This five-bedroom, Grade II-listed home forms part of a grand Georgian house in the Quantock Hills. Lofty proportions are beautified by an exceptional quality of natural light which streams through towering sash windows in the Bridgwater-brick façade. Positioned within its own beautifully maintained grounds, the house has ancient trees in the stepped gardens - including an English oak, believed to be over 700 years old.

### *Setting the Scene*

Broomfield Hall is in the Quantock Hills, an Area of Outstanding Natural Beauty. Uniquely, it has dual parish status, sitting in both Broomfield Parish and Enmore and Goathurst. Broomfield Church is next to Fyne Court in Broomfield Village, where Andrew Crosse famously conducted experiments to bring dead animals back to life by harnessing the power of electricity, said to be the origin of Mary Shelley's 'Frankenstein' story. Mary Shelley was part of the coterie of Romantic poets who frequented the Quantocks; she is buried nearby in Cothelstone graveyard.

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Today, Broomfield Hall is part of a private hamlet, accessed from a shared gated driveway, made up of five individual properties. The three-storey wing of No. 1 has superb views reaching as far as Glastonbury Tor and the Mendip Hills to the East, and the range of the Quantock Hills to the West.

For more information, please see the History section below.

### *The Grand Tour*

An ornate doorcase is accessed via a short flight of stone steps. The glazed porch makes for a bright entryway, ushering into a large reception hall where moulded archways frame handsome vignettes of both the large reception room and formal staircase, ascending to the upper floors and illuminated in the late afternoon by the westerly light that falls through a sash window.



The reception room has all the elegance of a Georgian drawing room, looking out onto the grounds through towering windows. Detailed cornicing adds to the room's lavish sense of volume. The fireplace now houses a wood-burning stove, and there are alcoves on either side of the chimney breast, apt for storing bookshelves or displaying favourite art pieces.

The kitchen and dining room are arranged in an open layout within the jewel-toned walls of the west-facing room, with proportions that equal the grandeur of the drawing room. Arched alcoves make for beautiful storage. A cream-coloured Aga further evidences the house's rural appeal. A French door opens to the garden, where framed views of the lush green lawn complement the room's red palette.

On the first floor, there are three double bedrooms which would function nicely as studies or additional reception rooms. High ceilings and the house's characteristic large windows promote an airy brightness. The house has large, light-filled landing spaces which could serve as reading nooks. Adjoining the primary bedroom is an en suite shower room with a large, original sash window.

Elm floorboards extend across the upper floor where the largest bedroom looks out through dual aspect windows over the open countryside of Somerset to the Mendip Hills beyond. The upper bedrooms are positioned for the use of another large family bathroom. A third bedroom is used by the current owners as a store.

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### *The Great Outdoors*

The principal garden area unfolds across varying levels of manicured lawn, extending gracefully over a gravelled drive. The design and landscape are anchored by a collection of magnificent mature trees that lend a commanding presence to the grounds. Among these are a stately cedar of Lebanon, a splendid copper beech, and, at the far end of the garden, a spectacular English oak believed to be some 700 years old.

To the side, a woodland garden unfurls along pathways that weave through diverse areas, featuring fruit trees such as cherry, plum, and apple. A glade appears on the far side, marked by traces of an old drive, which could provide an opportunity to create a private entrance into the property, subject to the requisite consents.

Continuing around the copper beech, a pathway leads to the rear garden, where a summer house is nestled among mature ash trees and the boundary wall beyond. An original wooden garden door opens onto a lane beyond the brick walls.

Additionally, a versatile outbuilding offers excellent ancillary space, currently serving as a utility room for the main house, complete with a useful shower room and WC.

### *Out and About*

Bridgwater has a comprehensive range of amenities, including several supermarkets like Morrisons and Sainsbury's, a post office, a library, and a variety of schools. The town centre is home to an array of independent shops and boutiques, including Bridgwater Interiors for bespoke home furnishings. There's also the Engine Room, a community-run media centre that hosts workshops and events.

Over the Quantocks is the nearby county town of Taunton (eight miles), with fast train services to London and an impressive array of shops, supermarkets, and leisure opportunities.



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Broomfield Hall lies in the Quantock Hills, an Area of Outstanding Natural Beauty (AONB), perfect for walking, hiking, and cycling, accessed from the front door. The Bridgwater and Taunton Canal provides a scenic route for leisurely walks, fishing, and boating. The town also has access to several nature reserves, such as Ham Wall (RSPB Reserve) and Steart Marshes, which are ideal for birdwatching and enjoying the local wildlife.

Bridgwater is world-renowned for its annual illuminated carnival, a night-time procession throughout the town on the first Saturday each November, and also for the annual St Matthew's Fair in September, the largest and also the oldest in the UK. The market town is also conveniently located for exploring the Somerset Levels and the West Somerset Coast, with its rugged beaches and coastal walks. The area's history is on display at the Blake Museum, named after the town's most famous son, Admiral Robert Blake.

The town is well-served by road and rail, with the M5 motorway providing excellent links to Bristol, Exeter, and beyond, while Taunton and Bridgwater train station offer fast services to London, Bristol, and the South West.

Council Tax Band: D

# INIGO



## *About*

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.