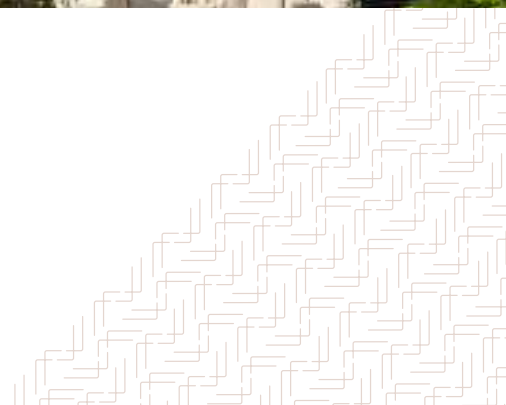





BESPOKE
by northwood

Treborough Lodge

Roadwater, Watchet





Setting

THE SCENE

When you think of the perfect space to spend life away from it all, time to relax and to reflect, think of Treborough Lodge...

Nestled amongst the Brendon Hills in the heart of Exmoor National Park and surrounded by nearly twenty acres of landscaped gardens, beautiful parkland and paddocks, is this stunningly secluded and magical country house and estate.

The wonder of Treborough Lodge needs to be seen to be fully realised. It's not just a house, it's the full package. A change in pace, a lifestyle. Whenever you visit, there is an idyllic tranquillity that calms the soul and feeds the mind.

Each season at Treborough Lodge brings its own joys...Springtime is blanketed in delicate wildflower meadows, whilst Summer mixes a riot of rhododendrons with cool, calming pastures and tantalising glimpses of the nearby coast.



Autumn brings the rustle of a thousand rusted colours. Exmoor National Park is renowned for excellent shooting and is prime pheasant country. Treborough Lodge provides the best location for guns to soak up the atmosphere of the area before and after a day's shoot in season.

Wintertime magic fills the air with amazing pines and the ever-hopeful sprinkling of snow. Christmas at Treborough Lodge is a fabulously magical time, with the house providing the most comfortable yet luxurious space to enjoy holiday festivities. With 11-foot ceilings capable of hosting the largest of trees and roaring fires, your Christmas mornings will be unforgettable.

The ideal location of this property is a real bonus. Whilst you have utter seclusion should you wish, the villages of Luxborough and Roadwater are a stone's throw away – providing the opportunity to enjoy all the best produce the county has to enjoy. A range of incredible independent shops, restaurants and facilities are right on your doorstep. There are excellent transport links available close by, making the commute into London and beyond a breeze.



Highlights of this stunning property include:

- 10 bedrooms
- 8 bathrooms 2 WC
- Spacious and sophisticated rooms to accommodate large gatherings with ease including Drawing Room, Dining Room, Gym Room and Games Room - all with lovely fireplaces
- Southwest facing loggia with stylish BBQ area
- Ponds and outdoor wildlife viewing areas
- Children's Play area
- Croquet Lawn and Badminton area
- Nearly 20 acres of parkland, landscaped grounds including
- 8 acres of paddocks
- Fully fitted stabling for up to 8 horses





THE HISTORY OF Treborough Lodge

Built in 1857 by Sir Walter Calverley Trevelyan, this southwest-facing country house still holds all the grandeur and elegance of the time, with a beautifully sympathetic, high spec renovation - including the original stone lozenge depicting the man himself!

Treborough Lodge has a rich and varied history, including occupancy by various gentry and their servants (including respected Taunton banker, Daniel Baddcock, and shipowner Joseph Barnes Bagehot), before Clement and Dora Salaman came in 1919, extending the lodge to include a gracious ballroom (now the formal drawing room), further bedrooms and incredible landscaped gardens. It was the place to be seen, renowned for local celebrations, numerous parties, and local weddings – much as it is again today.

Since 2009, there have been huge restoration and improvement projects to the property and grounds, bringing things into the 21st Century with style and elegance. Stabling for up to eight horses, a stunningly hand-crafted oak barn and other outbuildings complement and enhance the character of Treborough's grounds. It is once again a magical place for wildlife with restored parklands, ponds and hidden, tranquil gems of space where one can escape the pressures of life whilst taking in the second to none views.



One can idle the hours away with a game of croquet on the lawn, gaze at unpolluted views of the stars at night or enjoy a relaxed BBQ under the loggia. The luxury of having the freedom felt by young and old whilst exploring, resting or entertaining here is a once in a lifetime opportunity.



Over the years the grounds have been thoroughly transformed and now provide a fabulous vista from the main house. The tranquillity of nature is evident at every moment - watching deer, foxes, rabbits and in the evening whilst listening to a chorus of owls is an utter joy. The purpose-built viewing pad offers the perfect spot to take in views down to the Bristol Channel and beyond – best enjoyed with the setting sun and a glass of wine.



The elegant and beautifully proportioned house now has 10 elegantly spacious bedrooms retaining many inherent period features. From the sixteen working ornate fireplaces and stoves throughout the house, to the grand oak staircase taking you further into the wonder of the southwest facing bedrooms with large sash windows and those forever views.



The House & GROUNDS

First impressions are simply outstanding, and once inside the house, the stunning attention to detail and high quality finish are immediately evident, as are the grand proportions and ceiling heights.



The distinguished entrance hall accesses two grand reception rooms in the original part of the house. On entering the Dining Room, the beautiful fireplace and bay window with views over the grounds take you immediately to imagining cosy evenings inside and glorious ones outdoors. The Cinema Room also features a bay window and fireplace, giving options of fun-filled nights in watching movies whilst relaxing with a glass of wine and a bucket of popcorn.

The Drawing Room is for many the most impressive room on the ground floor, thanks to its truly majestic scale and history as a ballroom. Forming part of the 1904 extension, it is the ideal room for entertaining every night of the year.










The Kitchen and Breakfast Room, along with Butler's Pantry, are to the rear of the ground floor. They continue the beautifully exacting standards of finish and quality shown in all of the recent renovation works. This is a fantastic family space, with central kitchen island and breakfast bar - and plenty of natural light floods in thanks to the huge windows.



A photograph of a classic living room. The room features a bay window with patterned curtains and a view of the outdoors. In the foreground, there is a wooden sofa with orange cushions and a wooden armchair with a matching ottoman. A floor lamp with a green plant is positioned near the window. The room is framed by ornate wooden columns. The walls are light-colored, and a framed picture hangs on the left wall.

A large landing area on the first floor matches the proportions of the entrance hall below, giving access to six spacious bedrooms and four bathrooms, all restored and decorated to the highest of standards. Beautifully restored bay windows offer those famous far reaching views over the grounds and surrounding countryside.



The spacious, sophisticated master Bedroom takes things to the next level, complete with en-suite bathroom and two beautiful sash windows with views for days. It is a haven for relaxation and privacy.

The staircase to the second floor leads up to more of those continually impressive ceiling heights seen throughout the house. Now on the top floor, we have four further delightful bedrooms and three well-equipped, stylish bathrooms.

Bedrooms up on this floor would make a suite of fantastic home offices, with excellent Wi-Fi present in every area of the house.







Alongside the impressive main house, Treborough Lodge is complemented by a sweep of practical and attractive, well-appointed outbuildings. The nature by which they have been thoughtfully constructed from local materials (including many from the grounds themselves) flatters the landscape and provides brilliant solutions to the need for extra space and storage.

On the north side of the property is a recently constructed threebay stone garage. It subtly provides ample space for vehicles and additional storage requirements.

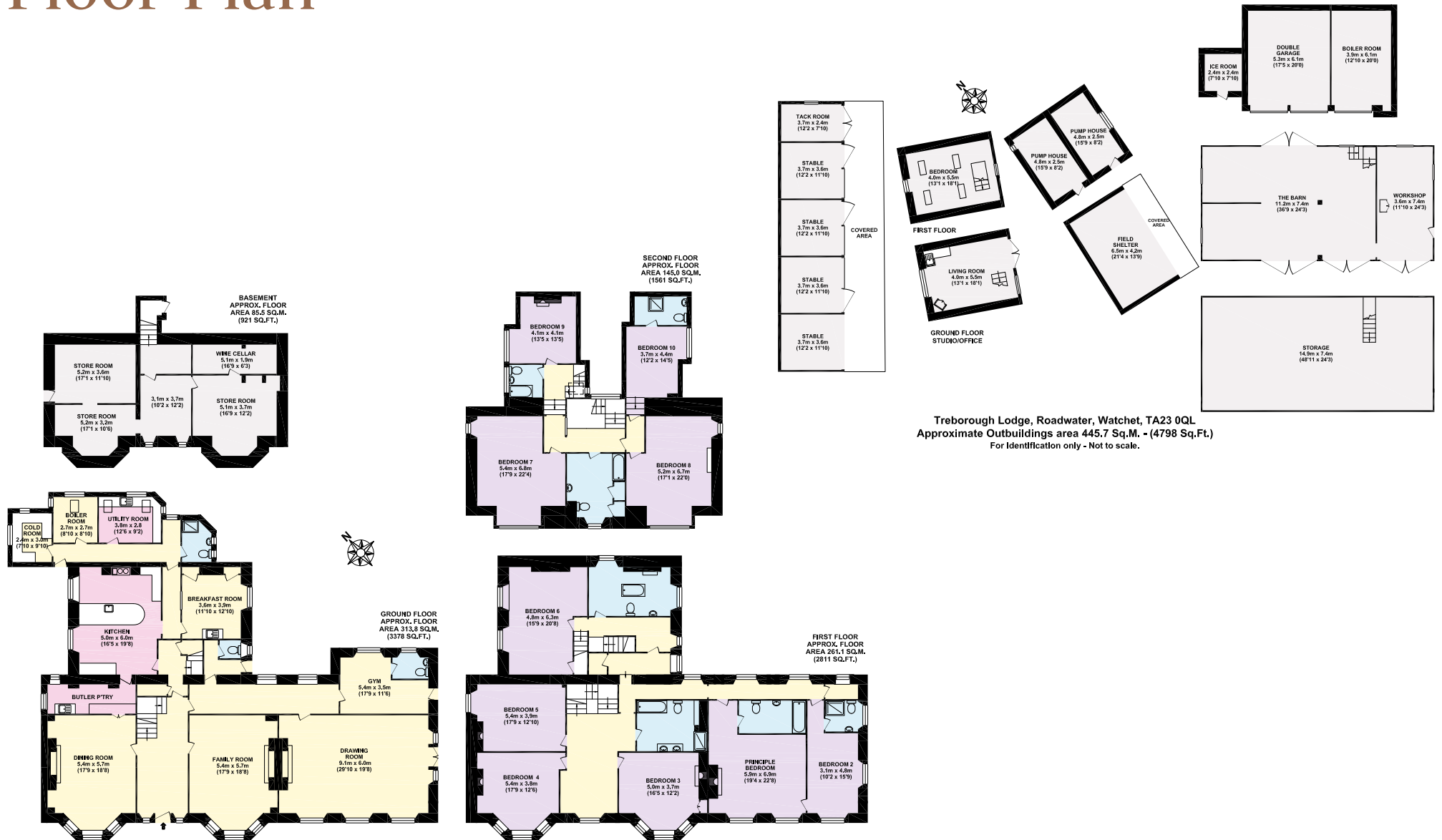
Beyond the garage is an attractive oak framed barn, sourced from coppiced timber from the estate's woodland. Ideal for machinery storage, it also houses a workshop and a first-floor boarded loft area.

A four-box stable block with slate roof sits below the main house – there is plenty of additional storage here, and if stables aren't your thing, the use of the block could be changed to suit your needs.

The last of the currently renovated outbuildings is a beautifully Designed eco-friendly chalet containing an open plan kitchenette / sitting area complete with a lovely wood burner. A ladder leads to the first floor loft bedroom where the magnificent views back to the south west façade of the house can be enjoyed.

Further outbuildings include a former steam house and field shelter, ready to be brought back to life. There is planning permission in place for a 200 square metre indoor swimming pool, changing rooms and showers.

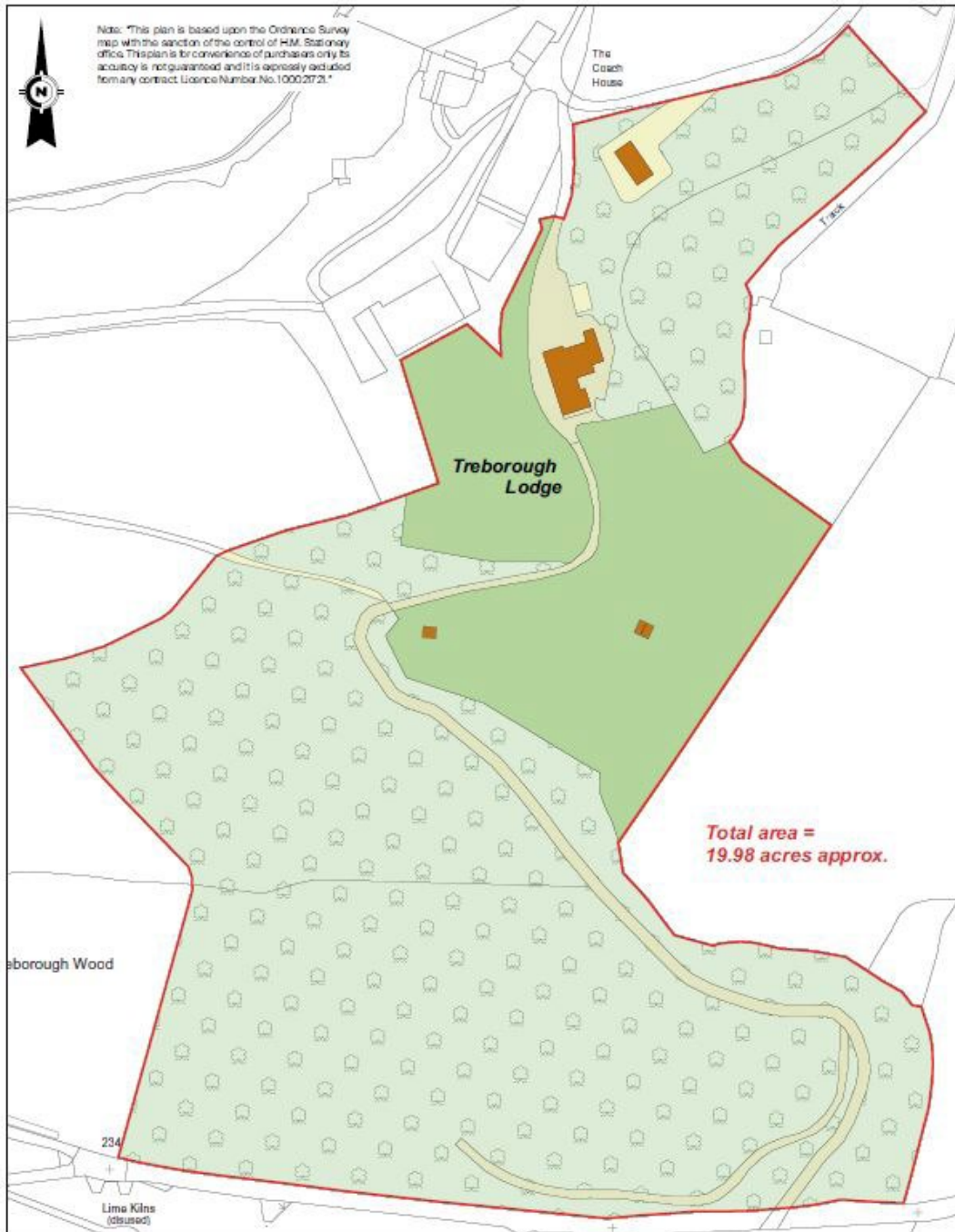
Floor Plan



Treborough Lodge, Roadwater, Watchet, TA23 0QL
 Approximate Outbuildings area 445.7 Sq.M. - (4798 Sq.Ft.)
 For identification only - Not to scale.

Treborough Lodge, Roadwater, Watchet, TA23 0QL
 Approximate Internal area 805.5 Sq.M. - (8671 Sq.Ft.)
 For identification only - Not to scale.

Specifications



- Detached Country Residence
- 10 Bedrooms and 8 Bathrooms
- Four Reception Rooms
- Grounds and Gardens of nearly 20 acres
- Located within Exmoor National Park
- Fully Fitted Stabling for 8 Horses
- Croquet Lawn and Badminton area
- Council Tax Band G
- Planning Consent to Build a Pool House

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E		
21-38	F	31 F	
1-20	G		

Treborough Lodge

Roadwater, Watchet, TA23 0QL

Book your viewing of the unbelievable Treborough Lodge today and start your journey to owning your own bit of magic in the heart of Exmoor.



BESPOKE

by northwood

To arrange a viewing please contact Matthew Bingham

bristol@northwooduk.com | 01179 635777