



**STAGS**

Hallwell House



woodram | developments







# Hallwell House

Stoke St Mary, Taunton, Somerset TA3 5BT

Taunton 4 miles • Ilminster 9 miles • Exeter 40 miles • Bristol 50 miles • M5 Motorway 3 miles

**An individual 5 bedroom detached newly constructed house, situated in a delightful rural location on the outskirts of Taunton**

- Newly built using carefully selected natural materials
- Generously proportioned accommodation throughout
- Impressive Entrance Hall
- Picture Window and turning Oak Staircase with Galleried Landing
- Three Reception Rooms
- Kitchen/Living Room
- Walk in Pantry and Utility Room
- Master Bedroom with en-suite
- Four further Double Bedrooms with two en-suite
- Large Family Bathroom
- Extensive storage to both floors
- Detached Double Garage
- Stone paved Driveway and Parking area
- Extensive Patio and Landscape Gardens

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## Situation

Hallwell House is conveniently situated in a rural location on the eastern fringes of the popular village of Stoke St Mary. Stoke St Mary is approximately 3 miles south east of Taunton and benefits from local amenities which include a public house and ancient Church. The property falls within the catchment area of the highly favoured primary school in Thurlbear, and is ideally positioned for those needing access to the M5 motorway and A303 being a short drive from the A358 which links the two. For those with walking and riding interests the property is situated at the foot of the Blackdown Hills which is designated as an Area of Outstanding Natural Beauty. Taunton, the County Town of Somerset, has a diverse shopping centre with a combination of well known high street stores and independent local retailers and is also well regarded for its independent schools which include Taunton School, Kings College and Queens College. Taunton also has a mainline railway station, which has fast services to London Paddington taking less than two hours as well as providing links to the rest of the country. For those looking to travel further afield the airports at Bristol and Exeter are both within approximately 45 minutes drive.



## Property

- Hallwell House is an expertly built detached house offering impressive proportions of approximately 3000 sq. ft.(280 sq. m). Using carefully selected materials the house is of traditional construction, with equally attractive front and rear elevations combining rendered, natural cedar cladding and locally sourced Blue Lias stone under a pitched natural slate roof.
- The property was purchased initially as a tumbled down Farmhouse and Specialist Heritage Architects, Louise Crossman, were then commissioned to design a unique house offering the benefits of modern living with the full advantage of the glorious setting.
- Attention to detail is the hallmark of the developer and is reflected in every aspect of the build. On entering the property one immediately recognises the quality of the appointment and finish throughout. There is extensive Oak flooring to the ground floor with underfloor heating, handmade wooden double glazed windows, hardwood doors, and an energy efficient central heating system.















Quality by Design







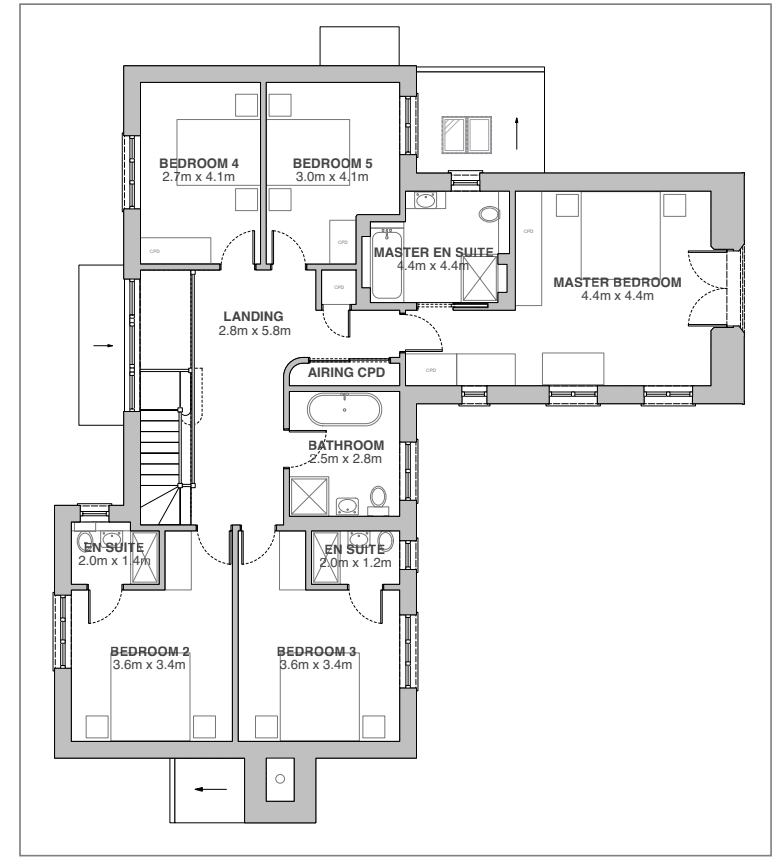
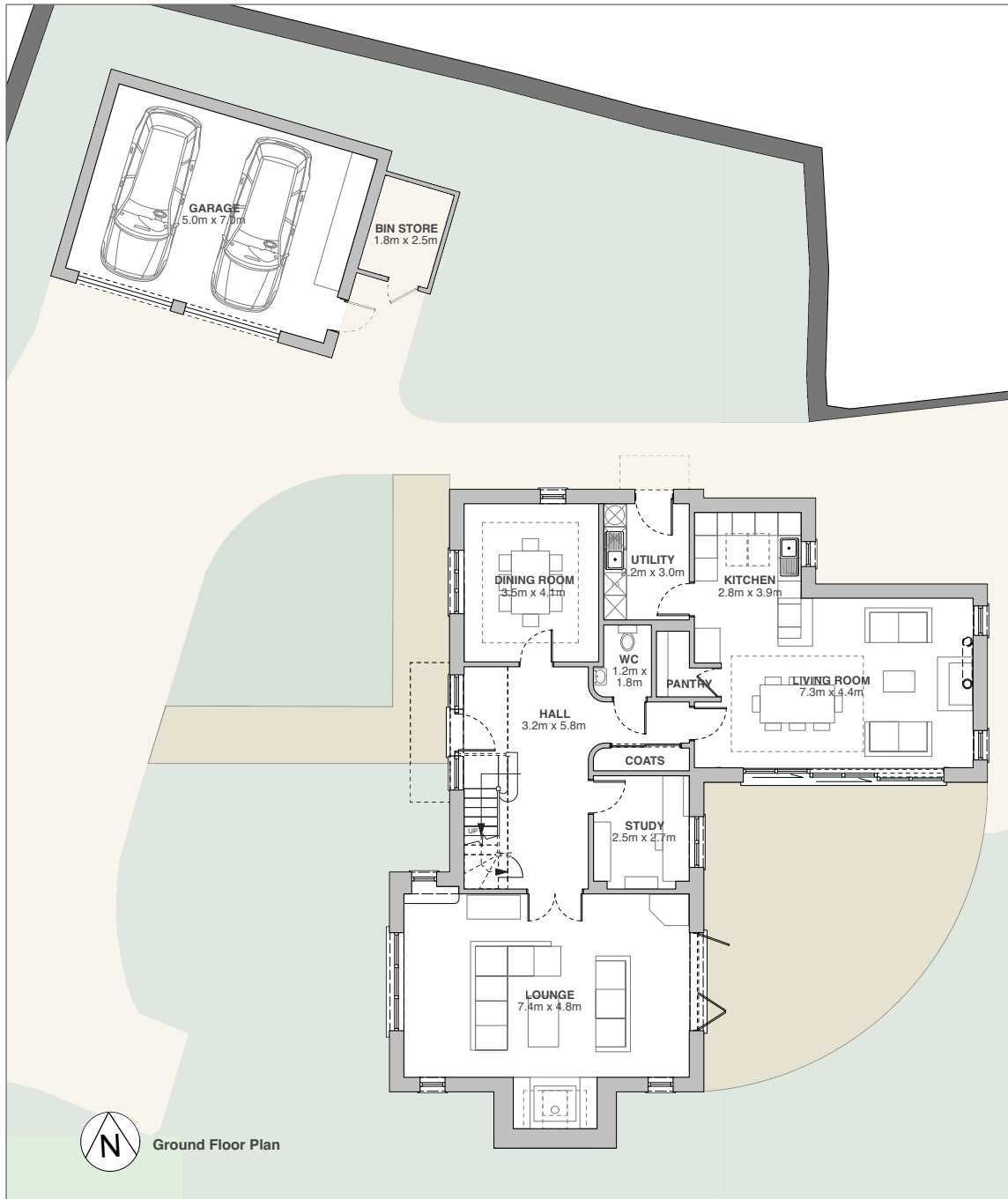
## Internally

- Hallwell House provides a blank canvass for your chosen décor yet already incorporates within its build all the foreseeable infrastructure needed to support a flexible, modern and busy family lifestyle.
- The heavy panelled front door opens into an impressive entrance hall with full height glazing, turning oak staircase to the galleried first floor. Oak doors are fitted throughout. The living room has a deep inglenook open fireplace with inset wood burning stove and beam over. There are triple aspect windows and bi fold doors opening onto the terrace.
- A bespoke handmade painted kitchen has been incorporated which includes a range of integrated appliances, granite work surfaces with sink, hob and extractor.
- The living room has sliding doors giving uninterrupted access onto the rear terrace, and includes a freestanding wood burning stove. There is a door to a walk in pantry and a further door leads to the utility room, which is fitted with matching units and access to the rear door.
- On the first floor a fully glazed galleried landing provides access to the large five double bedrooms, three of which include en-suite bathrooms featuring statement baths and walk-in showers. There is also a large family bathroom with separate shower and bath.
- The master bedroom includes a vaulted ceiling with exposed Oak A-frames, purlins and dual aspect windows provide a panoramic view over surrounding country side.

## Externally

- The property stands in large beautiful landscape gardens. A pillared entrance provides access to a paved driveway which is enclosed by low stone walling with feature lighting. There is access to a detached double garage served by automatic powered doors.
- The front garden is laid to lawn with gates which provide access to the rear of the property. To the rear there is a deep paved terrace, which runs along the back of the house and opens onto a lawned garden with pathway, which runs along one side, where there is a wood store and a number of mature trees and shrubs.



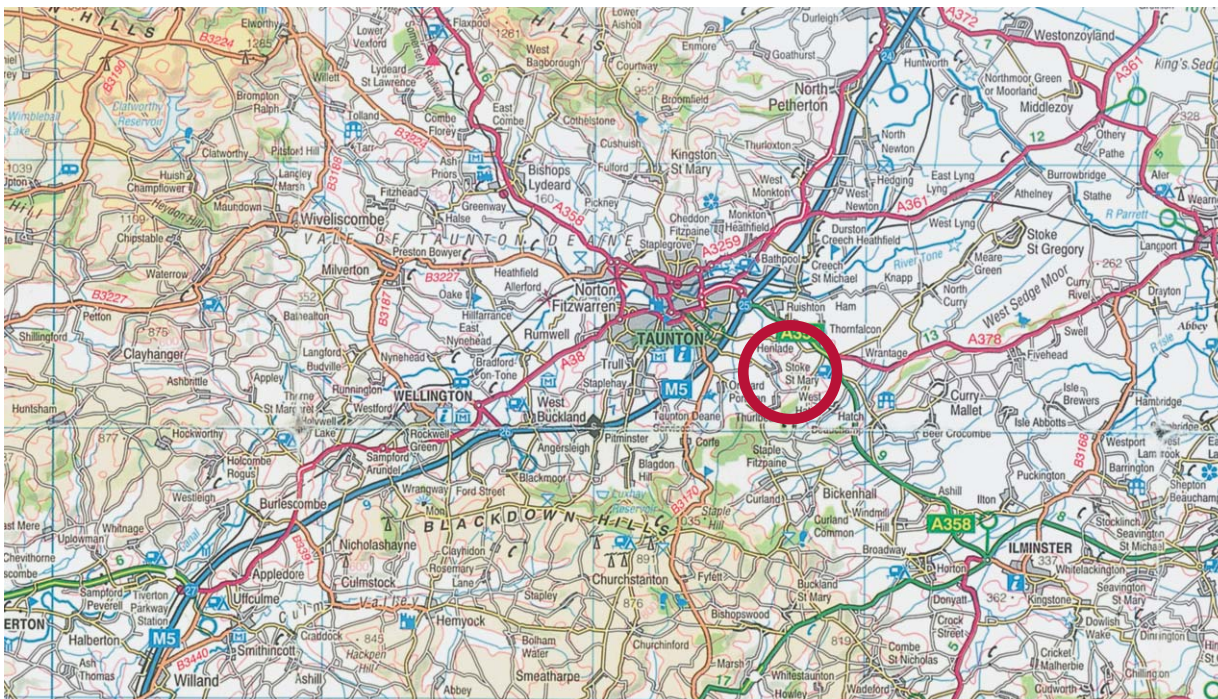


First Floor Plan



LOUISE CROSSMAN  
ARCHITECTS





## Services

Mains water, electricity, private drainage, Energy efficient heating system.

## Specification

Fully equipped kitchen, log burning stoves, Television/Satellite, pre-installed Wi-Fi repeater throughout the property and automated garage doors.

## Council Tax

To be assessed

## Tenure

Freehold

## Local Authority

Taunton Dean Borough Council. The Deane House, Belvedere Road, Taunton, Somerset. TA1 1HE 01823 356356.

## Directions

From the centre of Taunton proceed out of town along South Road on the B3170 go past Kings College and take the first turning on the left signposted Stoke Road. At the end of Stoke Road turn right and then take the first left hand turning into Dowsland Way and proceed over the motorway bridge. Continue into the village of Stoke St Mary and turn right just before the pub. Follow this road to the top of the hill and turn left into Stoke Hill, proceed along Stoke Hill lane and Harthill House can be identified on the right hand side by a Stags for sale board.

## Developer Words

Woodram Developments is a privately owned independent property company that seeks out one-off rural locations that offer potential to create individually conceived and designed homes of exceptional quality. It works with leading architects and consultants and uses the finest materials and craftsmen available in a chosen location. Chris Milsted, managing director of Woodram Developments, explains that he takes pride in "building homes of distinction not simply houses."





