

GOOSEHILL

SELICKS GREEN • TAUNTON • SOMERSET





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Trull 2 Miles • Wellington 6 miles • Taunton miles 3.5 (London Paddington 1 hours 50 minutes)
Tiverton 19.5 miles • Exeter 35 miles
(All distances and times are approximate)

*A wonderful Grade II Listed property with a large converted barn,
various outbuildings, stables and 15 acres.*

Accommodation and amenities

Entrance Hallway • Kitchen/Breakfast Room • Dining Room • Drawing Room • Study • Utility • Boot Room • WC

Principal Bedroom with En-Suite Bathroom • Three Further Bedrooms • Family Bathroom • Further WC

Two-storey Outbuilding • Stables and Tack Room • Office • Workshop • Garaging
Lovely gardens • Pasture • Moon Gate

The Barn

Sitting Room • Games Room and Bar • Office • Boiler Room • Storage Area • Bathroom • Further WC
Two Bedrooms • Library

In all about 15 acres

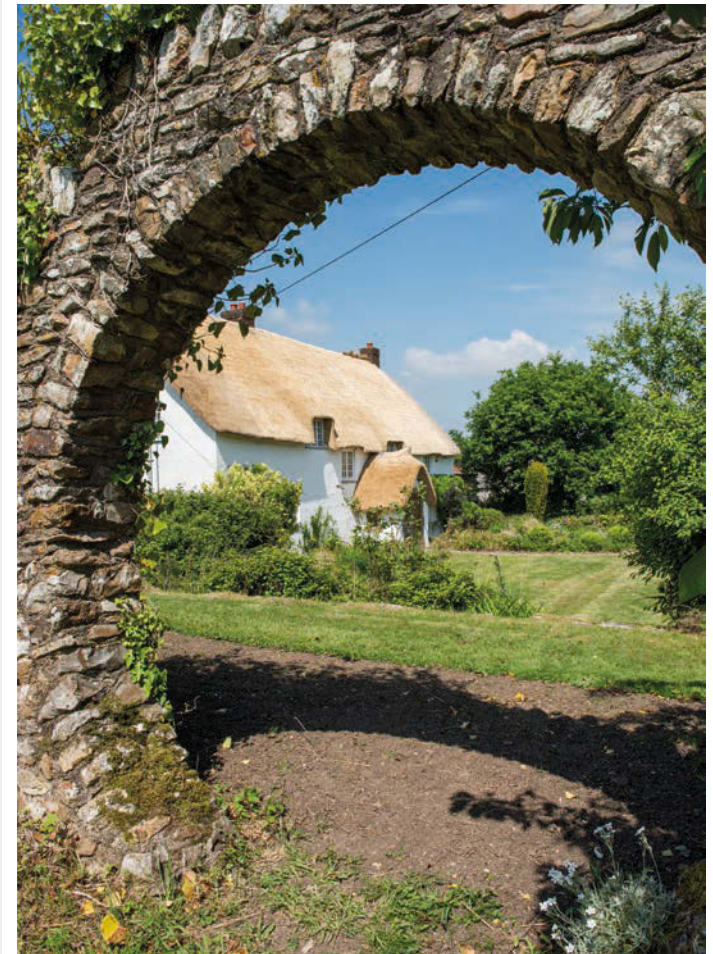


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Your attention is drawn to the Important Notice on the last page of the brochure.



Situation

Positioned in the foothills of The Blackdown Hills, Goosehill sits on the edge of the hamlet of Selicks Green in a rural, south-facing position.



Communication links are excellent with the M5 motorway at Wellington (Junction 26) only 6 miles away and Taunton (Junction 25) providing very good access to Bristol, Exeter, the South West and the national motorway network. The A30/A303 is also within striking distance. Rail services operate from Taunton direct to London Paddington with the fastest trains taking circa 1 hour and 50 minutes. Exeter Airport has a growing number of flights to the UK and international destinations, including a twice daily route to London City Airport.



The pub in nearby Pitminster, The Queens Arms, is within walking distance of Goosehill. The neighbouring village of Trull (2 miles) has a post office, a village store, a delicatessen and The Winchester Arms pub. The market town of Wellington, with a Waitrose supermarket, and the county town of Taunton provide further comprehensive facilities consistent with towns of their size. The university and cathedral city of Exeter is very well known as the major regional centre for the whole of the south west region and has an extensive range of shops, restaurants and theatres.



Somerset has an outstanding number of state and private schools and Goosehill is ideally placed to access the majority of them. There is a range of both primary and secondary schools nearby with excellent independent schools in Taunton (Kings and Queens Colleges, Taunton School and King's Hall Preparatory School). There is also Wellington School in Wellington and Blundells is just outside Tiverton. Further afield, but easily accessible are the Sherborne, Exeter and Bruton schools as well as Millfield.



For the sporting and recreational enthusiasts, the opportunities are endless. There is excellent walking, riding and cycling in the Blackdown Hills and there are a number of golf courses in the area. There is racing at Taunton, Exeter, Newton Abbot and Wincanton and the Jurassic Coast is not far away with a variety of sailing and beach opportunities. The Quantocks and the Exmoor National Park are also within easy reach. Taunton is the home of Somerset Cricket Club and Exeter is home to the premiership rugby team, the Exeter Chiefs.





Goosehill House

Goosehill House

Goosehill is a Grade II Listed property, much of which originates from the early 15th Century. The south facing thatched main house was originally a hunting lodge used to clear the forest of game before the forest itself was felled. The accommodation focuses on the two main reception rooms, being the large sitting room and the very spacious dining room. Both feature large inglenook fireplaces that probably originate from a time when the property was split into two separate cottages. The galley kitchen is on the north-west

side of the house with a large pantry at the end. There is also a study on the ground floor that was originally the bootroom, and a downstairs WC.

Upstairs, the south-facing master bedroom has an en-suite bathroom and there are three further bedrooms, a family bathroom and a separate WC. The property has been immaculately maintained and was completely re-thatched in May 2018.



Goosehill House



Goosehill House



Goosehill House



Goosehill Barn



Goosehill Barn



Goosehill Barn



Goosehill Barn



Goosehill Barn

Goosehill Barn

Due north of the main house is a 250 year old barn that was converted by the vendors to provide excellent ancillary accommodation. At the southern end is an office with a library above and in the centre of the building on the western side is a large garden room that can be used for entertaining as well as a cinema room. Directly above and accessed via a spiral staircase, is a very comfortable bedroom on a large mezzanine floor. Accessed off the garden room is the games room and bar. There is also a further ground floor bedroom, accessed off the garden room, and a bathroom. There is a separate room off the games room which would also be a very useful wine cellar.





Outbuildings

Externally, and north-east of the house, are two large connected storage barns, one of which is two-storey. Both would convert well into further accommodation or leisure facilities, subject to the appropriate planning permissions. Adjacent to the storage barns, there is a further office area and adjacent to this are four large stables, creating a traditional courtyard stable block. North-east again of the stable block is a large agricultural portal-frame building and a Dutch barn, both of which can be accessed via a separate drive.

Gardens and Grounds

The wonderful gardens are a particular feature of Goosehill and are predominantly to the west and south of the main house. There are wonderful formal and informal areas, totalling approximately 2 acres, as well as a folly that was built by the current owners. In addition, there are 13 acres of level pasture, that surround Goosehill on three sides. As well as a lovely view, this land ownership ensures privacy and would also be very suitable for horses and livestock.

The garden walls are listed in their own right, and there is a secondary listing for a moon gate south-west of the main house.

Services

Mains electricity, oil-fired central heating, private drainage, mains water. Free untreated water to field troughs.

Fixtures and fittings

All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars together with all items of equipment and garden statuary are excluded from the sale but some may be available by separate negotiation.

Local Authority

Taunton Deane Borough Council.
www.tauntondeane.gov.uk
Tel: 01823 356356

Directions (Postcode TA3 7SA)

From the centre of Taunton proceed in a southerly direction and along Honiton road, continuing out into the countryside, over the motorway and on entering the village of Blagdon Hill, turn left sign posted to Pitminster and Corfe. Follow this road and Goosehill will be found on the left hand side on leaving the village.

Viewing

Strictly by appointment only with agents Knight Frank
Tel: 01392 423111

Goose Hill



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Land Use:

- | | |
|---------------|-------------------------------------|
| Pasture | Orchard |
| Arable | Heathland |
| Game Cover | Rocks / Boulders |
| Woodland | Building (Residential) |
| Scrub | Building / Structure (Agricultural) |
| Verges / Misc | Gardens |
| Water | Road / Track |

NB: If field & building type are unknown - assumed pasture & residential



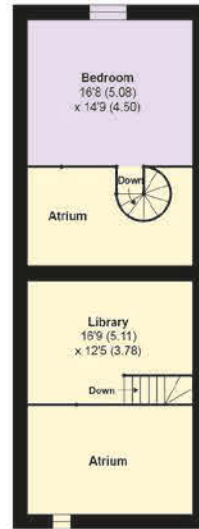
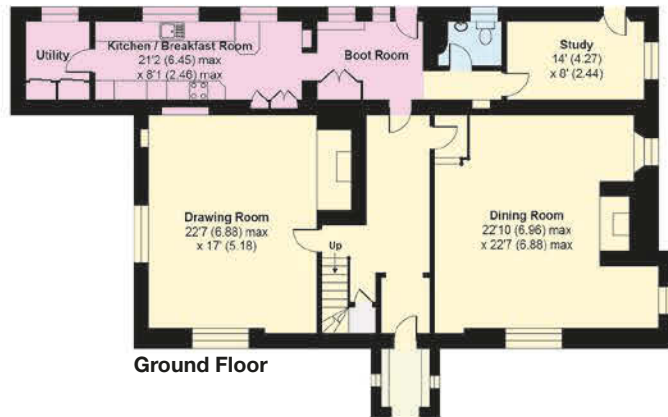
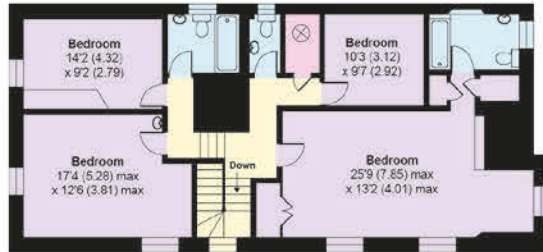
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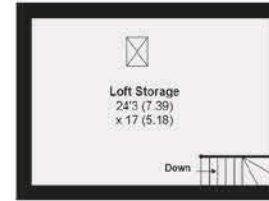
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- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Recreation

Approximate Gross Internal Floor Area
5334 sq ft / 495.5 sq metres
(excludes voids, outbuilding, wagon shed & garages / includes annexe)



Annexe First Floor



Outbuilding First Floor



Annexe Ground Floor



Outbuilding Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



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