



Highland House







Highland House Hartrow Farm

Lydeard St. Lawrence, Taunton, , TA4 3PZ

Taunton 12 miles, Minehead 13 miles, Bridgwater 18 miles.

LAST UNIT REMAINING - An impressive detached home enjoying 2237 sq ft of accommodation and situated in an exclusive development. The property benefits from outstanding views towards the Quantock Hills and Bristol Channel.

- Exclusive 5 property development (last unit remaining)
- Finished to an exceptionally high standard
- Landscaped gardens
- Stunning views of Exmoor National Park
- Traditional and modern elements
- 3 reception rooms
- Family bathroom suite
- Gated driveway and double garage
- Freehold

Guide Price £895,000

Stags Taunton

5 Hammet Street, Taunton, TA1 1RZ

01823 256625 | taunton@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



@StagsProperty

DESCRIPTION

Highland House is part of the incredible Hartrow Farm development, a selection of five wonderful family homes which all enjoy an outstanding view. Highland House itself will offer a delightful mix of traditional build quality alongside modern living. There is no expense spared with the finish and the layout is perfect for family life or entertaining.

SITUATION

Hartrow Farm is in an excellent, elevated position with uncompromised distant views over the Quantock Hills and the Bristol Channel. The site sits in a beautiful and unspoilt rural, yet accessible location on the edge of the Brendon Hills and Exmoor National Park. The area of the Brendon Hills forms part of the Exmoor National Park renowned for its unspoilt rural landscapes and opportunities for outdoor enjoyment and recreation including shooting on the world-renowned local shoots, hunting, sailing and game fishing on the nearby Wimbleball and Clatworthy reservoirs in addition to the River Exe and its tributaries. For those who enjoy walking and riding there is a network of foot and bridle paths throughout the area.

There is an excellent pub, The Notley Arms, at Monksilver about 2.5 miles to the north. Stogumber at about 2.2 miles has a village stores and pub, The White Horse. Wiveliscombe to the south and Williton to the north have a good selection of everyday amenities, whilst Taunton, about 10 miles away, has a further selection of shopping and leisure facilities.

Taunton, the county town of Somerset, has a highly regarded selection of state and private schools, including Taunton School, Kings and Queens College's and Kings Hall Prep School. Alternatively, there is Wellington School at Wellington or Blundell's at Tiverton.

ACCOMMODATION

The impressive welcoming hall sets the tone for things to come with the grand staircase being centre of attention. To the left is the sociable kitchen/dining room alongside the pantry and utility area. The kitchen itself is centred around the island and finished in a modern shaker style with a wide range of built in appliances. The living room is beautifully appointed with fine proportions, feature fireplace and doors leading out onto the garden. Further accommodation on the ground floor includes a study and cloakroom.





The spectacular staircase rises to the open plan first floor landing where a large window frames the incredible view. In total there are four bedrooms (two en suite) and a family bathroom. All bathrooms are finished immaculately with fabulous tiling. Bedroom one is of particular interest with a Juliet balcony capturing the views, an en suite and dressing room.

OUTSIDE

Highland House enjoys a generous rear garden over two levels. Directly outside the rear of the property is a patio area, the garden leads to steps which rises to the raised lawn, from here you really get a sense of the location with the views on offer. There is a double timber car port which can be open or secured if desired. Further specification is available upon request and the show home is ready for viewings.

SERVICES

Mains water and electricity. Air source heat pump and private drainage - treatment plant.

DIRECTIONS

From Taunton, take the A358 towards Minehead. After passing Bishops Lydeard turn left and follow the B3227. On passing the entrance to Willett Tower, the development can be found after a short distance on the left hand side.

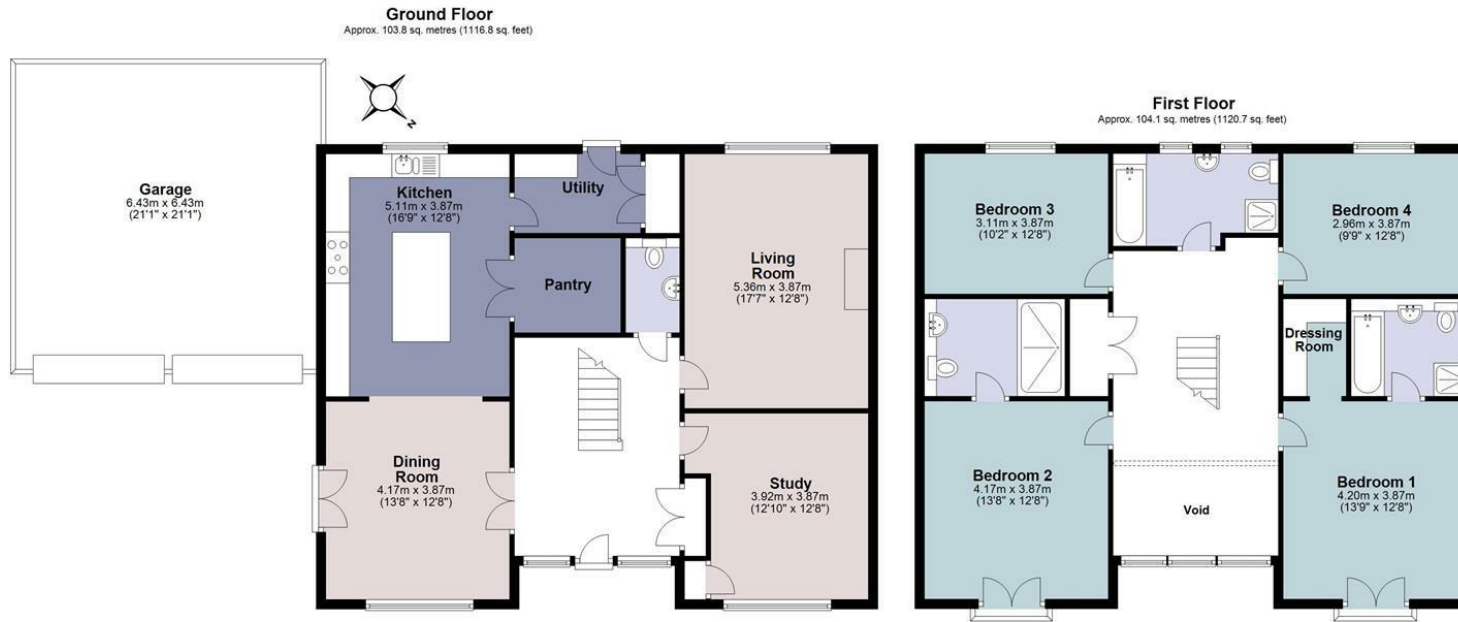
WHAT.3.WORDS

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AGENTS NOTE

Please be aware the photographs are of a completed home and not of Highland House and are for illustrative purposes only.



Total area: approx. 207.9 sq. metres (2237.4 sq. feet)



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



