



Houndhill







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Lydeard St. Lawrence, Taunton, , TA4 3QH

An extended period property in an enviable location with stunning views to all sides - a lovely family home centrally situated within nine acres with stables and barn ideal for equestrian or smallholding use.

- Stunning rural location
- Stables and barn
- Fitted kitchen with AGA
- 4 bedrooms, 3 bathrooms
- Freehold
- 9 acres of land
- 3/4 reception rooms
- Separate utility and laundry
- Council Tax band E

Guide Price £1,100,000

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SITUATION

Houndhill is situated in a lovely rural location, being totally secluded and peaceful with fantastic views to The Quantock Hills, the first Area of Outstanding Natural Beauty in the country, and over surrounding countryside in all directions. There are numerous footpaths and bridleways within the vicinity that offer excellent riding and walking. Whilst the address is Lydeard St Lawrence, it is on the edge of Crowcombe Heatfield which has its own steam railway station on the Taunton to Minehead line. The village of Crowcombe is nearby and offers Crowcombe Court, a church, village inn and community run shop/post office. Wilton is approximately 4 miles to the west and here there is a good range of facilities. Taunton, the County Town is readily accessible via the A358 and it offers a great range of shopping, recreational and scholastic facilities. Junction 25 of the M5 is found to the east of Taunton and there is a main railway station with links to London Paddington with fast trains arriving in 1 hour 45 minutes. Taunton is also the home of Somerset Cricket, Taunton Racecourse and there are many popular golf courses.

DESCRIPTION

Houndhill is an extended cottage boasting comfortable modern accommodation whilst retaining a wealth of original features including beams and fireplaces. There are 3/4 reception rooms and a ground floor bedroom with bathroom so lends itself to multi generational living if required with three further bedrooms and two bathrooms. The property is well suited to equestrian and/or smallholding uses with good quality grazing land and a number of outbuildings as well as the stable block and barn which have their own separate access from the lane.

ACCOMMODATION

The original placing of the front door with porch over leads into the living room which centres upon the inglenook fireplace with wood burning stove, has windows to the front aspect, a hidden staircase leading up to the first floor, door to the kitchen/dining/family room and two steps down to bedroom four which is dual aspect and has a recently fitted ensuite shower room with wc and door to outside making it equally suitable for guest or older relative accommodation. The kitchen/dining room includes a number of fitted units with the electric AGA as the focal point being located in the original fireplace and new flooring, a door leads to the sitting room/snug which has double doors overlooking the garden to the rear. A lobby area leads into the utility/boot room, with useful sink and door to outside, and a shower room with space for washing machine and dryer. From the kitchen a further doorway leads to the study hall with coat hanging cupboard and stairs leading to the first floor.

These stairs lead up to the master bedroom with vaulted ceiling, exposed beams and roof window to take full advantage of the wonderful views - to one end there is an ensuite bathroom and walk in wardrobe. A door leads to bedroom two, a twin room with window to the front, and on to bedroom three, a double with window to the front fitted cupboards and stairs down to the living room





OUTSIDE

The property is situated just off a very quiet country lane with gardens to front and rear, the rear garden being mainly laid to lawn with herbaceous borders, fruit trees and well with original pump, path leading from the lane to the house with areas for sitting out. To the front of the house there is a terrace with space for table and chairs, a gate to the side and steps, with herbaceous borders to each side, leading up to a large lawn edged with borders, a variety of fruit trees and useful storage sheds one of which used to house a sauna.

Beyond the garden a gate leads to an entrance driveway which in turn leads to the stable yard and barn. There are two large boxes - 12'x12' and 12' by 28' - both with automatic watering system and a tack/feed room to the end. The barn has been divided in two to provide storage for hay and extra stabling as required - electricity is connected to the yard. There is direct access to a paddock behind the yard and a field of approximately 2.4 acres. The remainder of the land is across the lane with easy, wide access and slopes away with a further gateway at the bottom for use if required. The land is mainly currently used for grass keep, but has been used for horses by the current owner. To the rear of the house is a further entrance with garden gate leading to the house, access to the field and a very useful double length garage/storage building to the left.

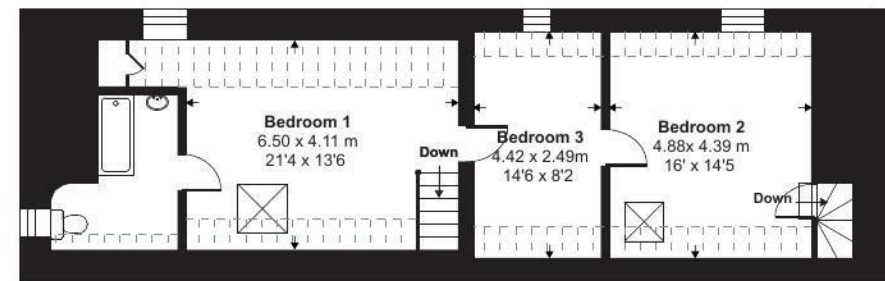
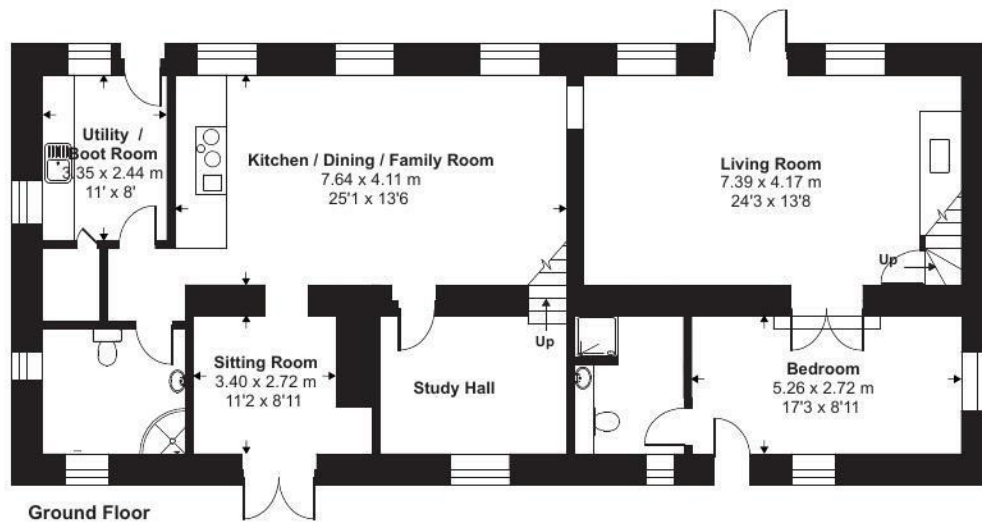
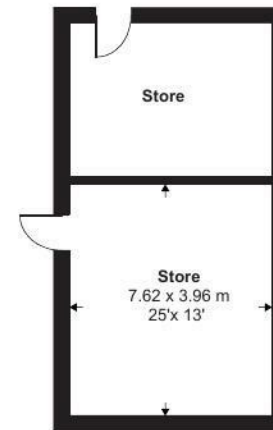
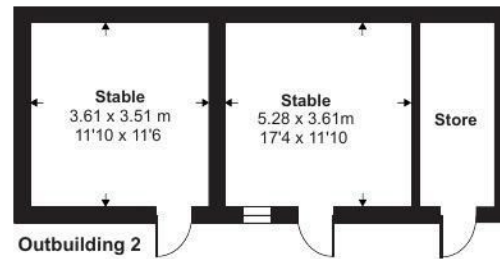
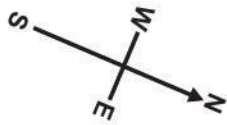
SERVICES

Mains electricity and water. Oil fired central heating. Private drainage. The current owner uses Airband for internet. Please note the agents have not inspected or tested these services.



Approximate Area = 2096 sq ft / 194.7 sq m
 Limited Use Area(s) = 185 sq ft / 17.2 sq m
 Outbuildings = 681 sq ft / 63.3 sq m
 Total = 2777 sq ft / 257.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Stags. REF: 1174467



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			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		37	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



