



West Hayes







# West Hayes

Halse, Taunton, Somerset, TA4 3AE

Taunton 7.5 Miles

An attractive Grade II Listed five bedroom farmhouse with large gardens, double garage and wonderful countryside views situated on the edge of the popular village of Halse

- Five Bedrooms - Two En-Suite
- Kitchen/Breakfast Room
- Original Character Features
- Large Mature Gardens
- Council Tax band G
- Dining Room
- Sitting room and snug
- Ample Parking and double garage
- Popular village location
- Freehold

Guide Price £925,000

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## SITUATION

West Hayes is situated in a peaceful rural position on the edge of the small Somerset village of Halse. The village comprises a popular public house, The New Inn, a church and a village hall. A great number of amenities can be found in Bishops Lydeard, which is just 2.8 miles away and includes a GP surgery, pubs, local shops and a Post Office. Taunton, the County Town of Somerset, is approximately 7.5 miles away and offers an extensive range of facilities as well as a mainline train station. There is a large range of outstanding schools in the area, including Kings Hall Preparatory School, Kings College Taunton School, Queens Taunton and Wellington School. The surrounding area is renowned for its beauty and opportunity for outdoor pursuits including walking, riding and cycling all available direct from the property. Exmoor National Park is approximately 6.5 miles away and the Quantock Hills AONB is about 4.5 miles away, offering miles of unspoilt countryside to explore. There are excellent communication links with the M5 motorway approximately 10 miles away and a mainline railway link to London Paddington from Taunton Station.

## DESCRIPTION

West Hayes is a detached 17th century Grade II Listed farmhouse, presented to a high standard of highly flexible living space throughout. The house has retained much of its original character features throughout including exposed beams, window seats and quarry tiled floors.





## ACCOMMODATION

The accommodation comprises three reception rooms, a spacious dining room, a sitting room with wood burning stove and a games room which, would also work well as a home office or snug. There is a kitchen/breakfast room at the heart of the house, which provides a range of attractive farmhouse-style fitted units with wooden worktops, a large electric rangemaster, extractor fan, an integrated dishwasher and space for a good sized breakfast table. There is also a downstairs bedroom or additional reception room with an en-suite shower room, plus an additional downstairs family shower room.

On the first floor there are four good-sized bedrooms, The principle bedroom has an en-suite, the other bedrooms are serviced by a large family bathroom and have lovely views of the surrounding landscape.

## OUTSIDE

West Hayes has large gardens that surround the property on three sides. There is a spacious paved terrace that wraps around the property, creating the perfect space for al fresco dining, entertaining and enjoying the peaceful surroundings. Established hedging around the boundary affords a good level of privacy to the gardens which comprise mainly spacious lawns. There is parking for 3-4 vehicles, with scope to create more if needed and a recently constructed oak framed double garage.

## SERVICES

Mains electricity and water. Oil fired central heating, private drainage.

## DIRECTIONS

From Taunton head onto the A358. At the roundabout at Bishops Lydeard, proceed left towards the West Somerset steam railway, heading over the bridge and follow signs to Halse. Once in the village continue to the centre, passing the Public House on the left and take the first right sign posted for Fitzhead, follow this road for a short distance and West Hayes can be identified as the first house on the lane on the left hand side.

Approximate Gross Internal Area = 243.0 sq m / 2616 sq ft

Garage = 38.1 sq m / 410 sq ft

Total = 281.1 sq m / 3026 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1128302)



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