



**FOR SALE**

**Guide Price £1,500,000**

**RUMWELL PARK**





# RUMWELL PARK

Rumwell Park is Grade II Listed, built in the rococo architectural style and was understood to have been built in approximately 1857 as the main residence on the Rumwell Estate. Built from mellow Ham stone under a slate roof, in the Italianate villa style. The house contains a number of significant architectural features, including high ceilings, long sash windows, many with working shutters, and ornate cornicing and picture rails to several rooms. The light and spacious accommodation flows well and many of the rooms enjoy glorious views over the surrounding countryside. The house has the benefit of a small one bedroom annexe and a home office as well as a range of useful outbuildings also Situated by the entrance drive on the approach to the house is a triple garage. To the front of the house is a central island of lawn and the gardens are bounded by sweeping areas of lawn, interspersed with mature trees, including conifers, oak and copper beech. To the rear of the house is a secluded private garden, also with glorious views. The house is located to take maximum advantage of far-reaching views across the Blackdown Hills and up to Exmoor and there are wonderful country walks within the area. Rumwell Park is situated above Rumwell village, a small village with an excellent farm shop with a butcher's, fishmonger, bakery, deli and greengrocery sections as well as general produce, flowers and plants.. The M5 motorway is readily accessible, affording links with the M4 north of Bristol to give motorway access to London. The property's position also benefits from the use of Taunton train station with multiple daily direct links into London.

The county town of Taunton is just 2 miles away and has excellent schools for boys and girls of all ages, including Taunton School, Kings College, Queen's College and King's Hall, as well as Castle School, just a short walk away. Taunton is home to the famous Somerset County Cricket Club, from which superb views can be enjoyed of the wonderful church towers which are so much a feature of Taunton. The town also has a good range of shopping facilities, including several supermarkets and the large Musgrove Hospital.









## Accommodation

Front door opening to the:-

### Reception Hall

c.22'7 x 19'8 (6.88m x 5.99m)

With a lovely sweeping staircase to the first floor accommodation, decorative fireplace, under stairs storage cupboard, a feature stone tiled floor, decorative ceiling rose and ceiling light, radiator, doors to:-

### Cloakroom

With a sash window to the front aspect, low-level WC, pedestal wash hand basin with tiled splash back, radiator, a continuation of the feature stone tiled floor, ceiling light.

### Drawing Room

c.25'8 x 20'11 (7.82m x 6.37m)

With 4 sash windows with window shutters and 2 window seats enjoying open countryside views to the side and rear aspects, a marble decorative open fireplace, 3 radiators, television point, picture rail, original decorative coving to the ceiling, ceiling rose with ceiling light and 5 wall lights.

### Dining Room

C.20'10 max x 17'11 (6.35m x 5.46m)

With 2 sash windows with shutters and seats to this side aspect, an exposed wooden floor, fireplace with decorative surround, 2 radiators, picture rail, original decorative coving to the ceiling, ceiling rose and ceiling light, 5 wall lights, archway through to the :-







**Study/Playroom**  
c.18'3 x 6'11 (5.56m x 2.10m)  
With 2 sash windows with window shutters to the front aspect, radiator, television point, picture rail, decorative original decorative coving to the ceiling, 2 ceiling lights.

**Reception Room/Former Library**  
c.19'8 x 14'2 (5.99m x 4.31m)  
With French doors opening to this side aspect enjoying far-reaching countryside views, exposed wooden floor, 2 radiators, picture rail, 4 wall lights, original decorative coving to the ceiling, ceiling rose and ceiling light.



**Sitting Room**  
c.18' x 17'10 (5.48m x 5.43m)  
With 2 sash windows with window shutters to the side of aspect entering far-reaching open countryside views, exposed wooden floor, a marble fireplace with a solid fuel burner, 2 radiators, picture rail, ceiling light.

**Kitchen/Breakfast Room**  
c.18'6 x 18' (5.63m x 5.48m)  
With 2 sash windows with window shutters to the front aspect, fitted units comprising both floor and wall mounted storage cupboards and drawers, with breakfast island with storage drawers and cupboards under, wooden working surfaces incorporating a Belfast sink with mixer tap, built-in wine cooler, electric double oven and 5 ring gas hob with extractor cooker hood over, oil fired Aga stove, radiator, tiling to splash prone areas and feature tiled floor, 2 radiators, 2 wall mounted gas boilers for the central heating and hot water.





From the entrance hall there is access to the:-

Annex consisting of a sitting room c.18'1 x 11' (5.51m x 3.35m) Kitchen c.11'10 x 4'3 (3.60m x 1.29m) Bedroom c.11'2 x 9'6 (3.40m x 2.89m) with en-suite shower room.

#### First-Floor Accommodation

A super galleried landing enjoys 3 sash windows with balcony to the front elevation, original decorative coving to the ceiling with ceiling rose and doors to:-

#### Master Bedroom

c.22' x 20'11 (6.70m x 6.37m)

With 4 sash windows with window shutters enjoying views to the side and rear elevations, 2 radiators, built-in wardrobes, 2 ceiling lights, a beautiful marble open fireplace, door to:-

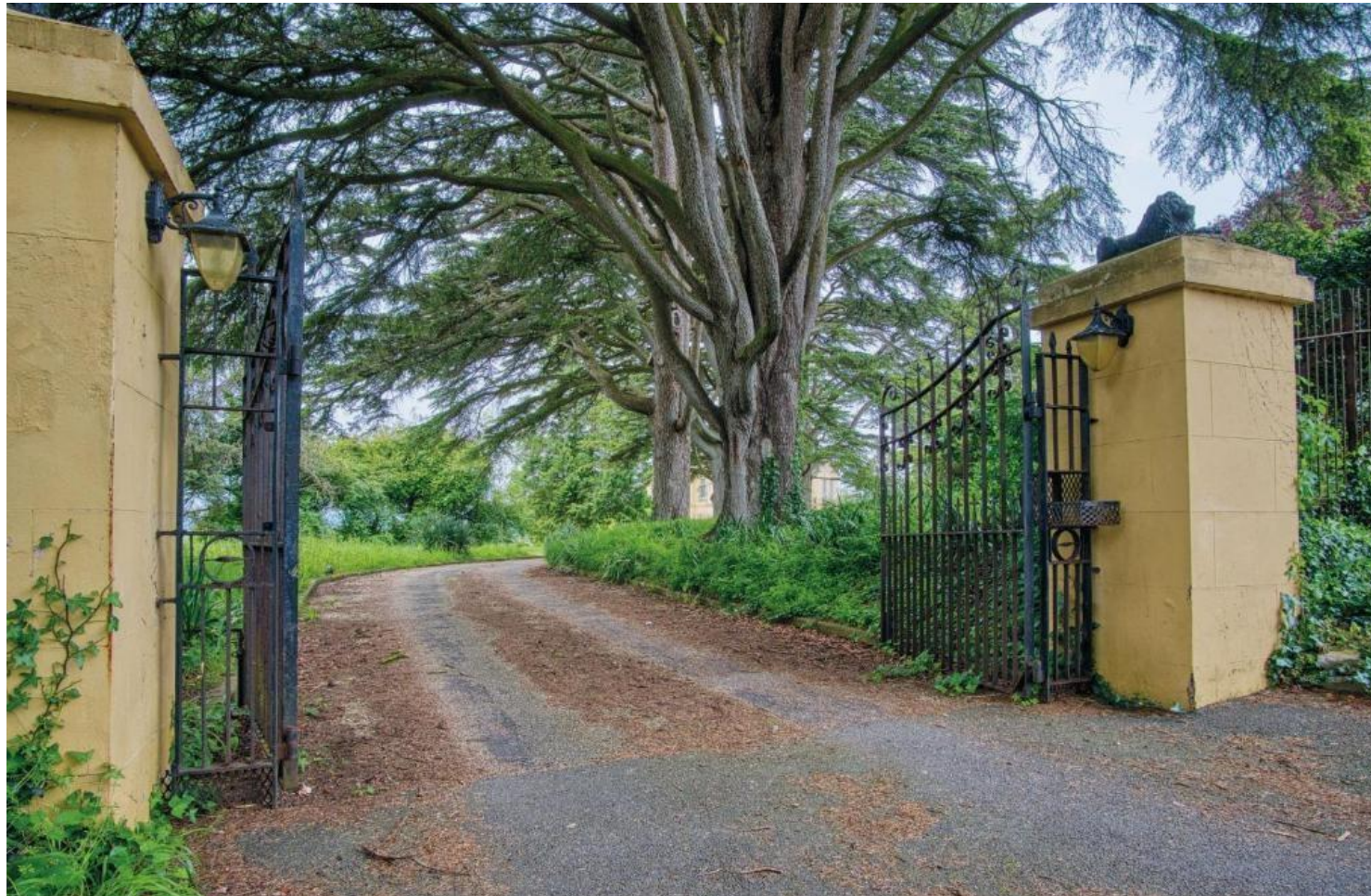
#### En-Suite Bathroom

With a sash window with window shutters to the side elevation, a suite comprising of a bath with mixer tap and shower handset, close coupled WC, a double marble wash hand unit with storage under and tiled splash back, feature tiled floor, heated towel rail, picture rail, 2 ceiling lights.

#### Bedroom 2

c.21' max x 20'6 (6.40m x 6.24m)

With 3 sash windows 1 with shutter enjoying views to the front and side elevations, built-in wardrobe, 2 radiators, picture rail, 2 ceiling lights, door to:-





### En-Suite Shower Room

With a sash window with window shutter to the side elevation, a suite comprising of a fully tiled double shower cubicle, pedestal wash hand basin, close coupled WC, heated towel rail, ceiling light.

### Bedroom 3

c.18'2 x 17'9 (5.53m x 5.41m)

With 3 sash windows enjoying views to the rear and side elevations, 2 radiators, a feature marble fireplace, picture rail, 2 ceiling lights.

### Bedroom 4

c.15'4 x 14'6 (4.67m x 4.41m)

With a sash window enjoying far-reaching open countryside views, 2 radiators, a marble open fireplace, picture rail, ceiling light.

### Wet Room

With a window to the rear elevation, all walls benefiting from being fully tiled, shower, wash hand basin, close coupled WC, heated towel rail, feature tiled floor, 2 spotlights.

### Bedroom 5

c.14'2 x 9'5 (4.31m x 2.87m)

With a sash window to the front elevation, radiator, ceiling light.

### Bedroom 6

c.14'2 x 8'5 (4.31m x 2.56m)

With a sash window to the front and side elevations, radiator, ceiling light.

### Bedroom 7

c.9'11 max x 8'4 (3.02m x 2.54m)

With a sash window to the side elevation, radiator, ceiling light.







### Family Bathroom

With a sash window to the side elevation, a suite comprising of a bath with shower over, vanity wash hand basin with storage cupboard under, low-level WC, heated towel rail, ceiling light.

### Outside

The property is approached via a long sweeping drive and stands in in excess of c. 2 acres of land, enjoying beautiful countryside views with the benefit of 3 garages, carport c.24'1 x 14'10 (7.34m x 4.52m) there is a lovely summerhouse/studio c.19' x 9'6 (5.79m x 2.89m) a gym c.15'9 x 12'2 (4.80m x 3.70m) a sauna and outside storage stores. The property is ideally situated for the towns of both Taunton and Wellington alike, and is within easy access of the M5 motorway and national train links.

### [Directions](#)

From Taunton head out on the Wellington Road, pass the Hungry Horse Public House and the property will be found on your right.

### **Please note the following:**

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

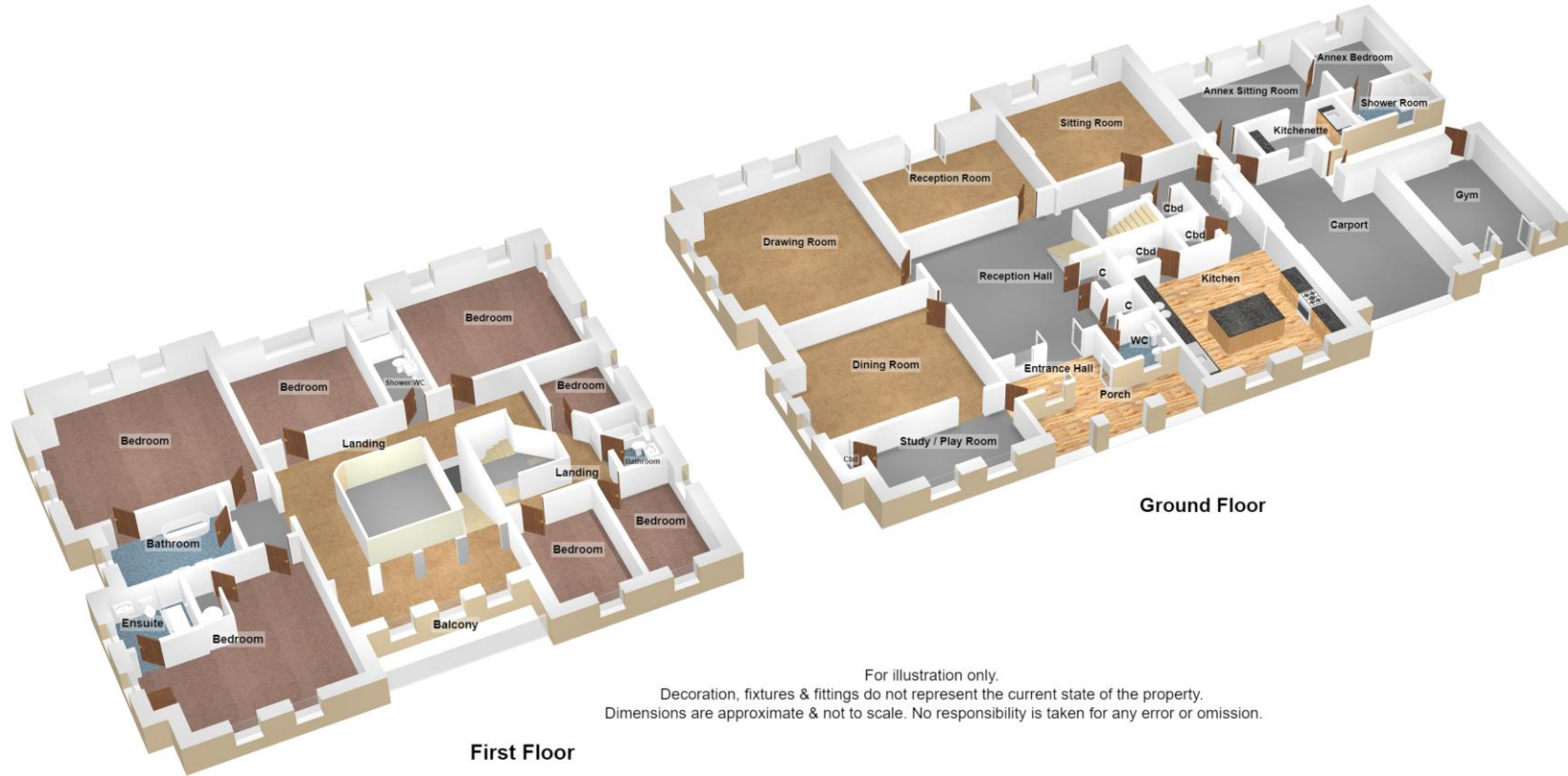
Services Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

To ensure the purchase of your property moves ahead as quickly as possible we may refer the conveyancing work for you, and/or the vendor, if required to a conveyancing firm. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by a 3rd party for this.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER THE SOLE TRADER TRADING AS TRG LAWRENCE & SON NOR ANY OF THEIR EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



# RUMWELL PARK



For illustration only.  
Decoration, fixtures & fittings do not represent the current state of the property.  
Dimensions are approximate & not to scale. No responsibility is taken for any error or omission.



Viewing strictly by appointment call 01823 336 103

Monday - Friday 9.00am - 5.30pm  
Saturday 9.00am - 4.00pm

TRG Lawrence & Son, 4 Station Road, Taunton, Somerset TA1 1NH

[www.trglawrenceandson.co.uk](http://www.trglawrenceandson.co.uk)

Please respect the sellers privacy and do not make an approach by knocking on the door.

 **TRGLawrence**  
& Son