



Goathouse West Hatch, Taunton TA3 5RL

The Goathouse is a distinctive mid-century residence, designed by architect Kenneth Steel in the late 1960s. Set within a generous third of an acre plot, the property has been extensively renovated, blending contemporary finishes with a stylish retro aesthetic. Surrounded by a mature plantsman's garden, the home offers privacy and tranquillity.





Features

- Entrance Hall, with adjoining Cloakroom
- Spacious Studio area
- 28' split level oak floored Living Room with open Baxi fire and doors to South facing patio
- Open plan Kitchen/Dining Room (with separate office area), walk in Pantry and doors to garden
- Boot Room with door to integral Garage
- Glass Walkway linking to kitchen (external door to cedar decked seating area and spiral staircase to roof)
- Main Bedroom with door to East facing patio
- Second Bedroom
- Luxury Bathroom with slipper bath and walk in shower
- Cedar Greenhouse
- Stone Outbuilding
- Garage
- All doors and windows replaced with Velfac aluminium and wood double glazed units
- Oil fired boiler (Grant Vortex Eco) plus Aquair S water to air exchange unit with underfloor ducted system
- Mains water
- Septic tank
- Council tax band F
- What3words: notifying.wrenching.absorbing







Goathouse is situated in the village of West Hatch, a vibrant local community with pub, church, village hall and a range of activities on offer approximately 6 miles to the South East of Taunton, the County Town of Somerset. The Herepath (a circular 13 mile bridleway/footpath that crosses the Blackdown Hills) passes close to Goathouse and the Somerset Levels offer many opportunities for walking within 3 miles.

The popular village of Hatch Beauchamp is within 2.9 miles with amenities including community shop, village pub, restaurant, primary school and recreational ground.

Taunton is a bustling, forward-looking town with excellent amenities, a good selection of independent and high street shops, distinctive restaurants, cafés, a wealth of history and sporting facilities including the County Cricket Ground. Taunton benefits from a main line railway station linking to London Paddington in less than 2 hours and excellent communications for the M5 motorway at Junction 25 less than a mile away.



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Approximate Area = 1515 sq ft / 140.7 sq m

Garage = 244 sq ft / 22.7 sq m

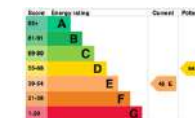
Outbuildings = 294 sq ft / 27.3 sq m

Total = 2053 sq ft / 190.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Robert Cooney. REF: 1336405



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