





£495,000

To View:

Holland & Odam

Market Place, Somerton

Somerset, TA11 7NB

01458 785100



Services

Mains electricity is connected. The property benefits from a private water supply via an independent borehole system and private drainage to a septic tank. We are also advised by our client that the required phosphorus mitigation has already been secured and paid for.

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Directions

From Market Place, head west along West Street (B3165). Continue straight as the road becomes Langport Road (B3153), following the signs towards Langport. Remain on the B3153 for approximately 4.5 miles, passing through the countryside towards Langport. Shortly before reaching Langport, turn right into Wood Drove. Continue along Wood Drove for approximately 0.8 miles, passing Wood Drove Kennels. Jays Rest will be found on the left-hand side.

Approximate journey time: 10 minutes
Distance: Approximately 5.3 miles.

Description

Jays Rest offers an exceptionally scarce opportunity to create a remarkable country residence of genuine architectural distinction within a near 3.5 acre plot, individually shaped around your own lifestyle, preferences and ambitions. Extending to an extraordinary 700.65 square metres, with a further 79.12 square metre garage and 109.25 square metre workshop, this is a home of exceptional scale that we firmly believe will command a value considerably beyond the total cost of its creation.

Set within grounds extending to approximately 3.5 acres in total, subject to final measurement, Jays Rest has been conceived on an extraordinary scale. The main residence alone will extend to 700.65 square metres, complemented by a substantial 79.12 square metre garage and separate 109.25 square metre workshop. Once completed, the property is projected to command a value comfortably in excess of £2,250,000, potentially more depending upon the final specification selected by its purchaser.

Yet through a carefully structured custom build arrangement with the landowner and highly esteemed construction company, this remarkable home can realistically be acquired and delivered to a high specification for circa £1,815,000 in total. The buyer will also benefit from their own dedicated project manager to oversee the entire construction process from beginning to end, providing guidance, coordination and reassurance throughout the creation of their finished home.

This is far removed from simply choosing and purchasing somebody else's house. It is the chance to create a home that is unmistakably your own. A residence shaped around how you want to live, with the freedom to influence everything from the internal arrangement and flow of individual rooms to the kitchen, bathrooms, bespoke joinery, flooring, finishes and ultimately even the colours on the walls. The finished result will be a genuinely individual home, created around its owner rather than a conventional developer specification or predetermined set of choices.

Location

Huish Episcopi is a village on the outskirts of Langport, 4 miles south west of Somerton. There are good recreational facilities and schools for all ages, church and local pub. Linked with Langport town, which is an ideal place to explore on foot, bike or water along the stunning River Parrett and a popular spot for paddle boarding, kayaking and swimming, with a number of pontoons added to assist users over the spring/summer period. For a small town, there is a comprehensive range of amenities including a number of independent shops, bakeries and cafes, takeaway restaurants, butchers, supermarket and pubs. There are also a vets in town, dentist and doctors surgeries, garages and petrol station. Well positioned for A303 and M5 and the nearest train stations are in Taunton & Yeovil with direct links to Paddington & Waterloo.





The proposed architecture is every bit as impressive as the scale of the house itself. Natural stonework and crisp rendered elevations are brought together beneath a pitched slate roof, whilst extensive anthracite framed glazing introduces a distinctly contemporary edge. Dramatic glazed gables, full height windows and substantial glazed openings create a striking relationship between the house, its terraces, gardens and surrounding landscape. The result is a bold contemporary country home that combines traditional form and materials with an altogether more modern approach to light, space and outlook.

The scale and arrangement of the design provide the opportunity to create some truly exceptional internal spaces. The extensive glazing is intended to bring natural light deep into the house and establish a strong connection between the principal rooms and the grounds beyond. Generous terraces extend the living environment outside, creating the potential for the home and gardens to work together as one, whether for everyday family life or large scale entertaining.



- Projected completed value of approximately £2,250,000+, yet anticipated total acquisition and build costs of circa £1,815,000 through this exceptional custom build arrangement.
- Extraordinary architect designed main residence extending to 700.65 square metres, with an anticipated finished value substantially exceeding the total acquisition and build cost.
- Pay just £11,750 Stamp Duty on the £495,000 land acquisition, an exact saving of £172,000 compared with the £183,750 payable on a completed £2,250,000 home.
- Shape virtually every element of your future home, from room layouts and spatial design to kitchens, bathrooms, flooring, bespoke joinery, finishes and final decoration.
- Created alongside an incredibly highly regarded local construction company, providing expert guidance and reassurance from initial acquisition through to final handover.
- Exceptional additional space includes a 79.12 square metre garage and substantial 109.25 square metre workshop, providing remarkable flexibility alongside the main residence.
- Striking hilltop position within approximately 3.5 acres, taking in breathtaking far reaching views and enjoying excellent access to both Langport and Somerton.
- Significant financial advantages include qualifying self build CIL exemption, phosphorus mitigation already in place and efficient sourcing of labour and materials.





RESIDENTIAL LETTINGS : Holland & Odam offer a comprehensive residential lettings service. Whether you are a landlord or a tenant, please contact any of our offices to discuss your requirements.

FINANCIAL SERVICES : Would you like to have the opinion of a fully Independent Financial Adviser who has access to the entire mortgage market place and could help you consider all aspects of financing your proposed purchase? If so, please ring us on 01458 785100 and we can arrange a free consultation for you at a time and a place to suit you with The Levels Financial. *

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 : The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION : Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.

*YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE OR ANY OTHER DEBT SECURED ON IT. WRITTEN QUOTATIONS ARE AVAILABLE ON REQUEST.

