



THE COURTYARD

AT SANDHILL PARK

AN EXCLUSIVE COLLECTION OF EIGHT
BEAUTIFULLY CRAFTED HOMES



INTRODUCING
THE COURTYARD
AT SANDHILL PARK

The Courtyard at Sandhill Park is located in a truly unique setting. Dating from 1720, Sandhill Park sits within the natural beauty and peace of 100 acres of secluded parklands, part of the historic Manor House Estate.

Boasting incredible views and approached via a long sweeping private driveway, The Courtyard at Sandhill Park is perfect for those who refuse to compromise on their surroundings, thanks to the Estate in which it nestles: combining history, fine architecture, majestic parkland grounds and beautiful gardens in a breathtaking rural setting.

Sandhill Park is situated on the edge of Bishops Lydeard, near Taunton in Somerset, in the heart of the West Country. An area rich in both history and outstanding natural beauty, it is located between

STEEPED IN HISTORY.

the Quantock Hills, the Blackdown Hills and Exmoor. The dramatic north and south coastlines are within easy reach, offering a mix of maritime history and Jurassic coast, with a wealth of beaches to explore. This is an area suited to a multitude of sporting and leisure activities, but it also offers history, the arts and culture, and gastronomic and shopping experiences thanks to its close proximity to the county town of Taunton and the major cities of Bristol, Bath and Exeter.



The Courtyard at Sandhill Park has been designed for discerning buyers looking for an elegant new home in a refined and secluded setting. This is your opportunity to own a unique part of this magnificent country estate: prepare to be delighted.

SURROUNDED BY BEAUTY.

The Courtyard at Sandhill Park is a beautiful development of eight Grade II* listed homes which have been sympathetically restored and refurbished.

Every detail has been thought through to create an exclusive selection of homes that are relaxing, stylish and comfortable, resulting in the ultimate rural retreat.



The development comprises six homes set around a formal landscaped garden, with a further two located in adjacent converted barns. Each stylish home features double doors opening onto your own paved courtyard garden with simple and attractive landscaping, and one of the homes benefits from a modern sunroom. The Courtyard is ideal for making the most of the views all year round.

While the setting of The Courtyard is a rural idyll, the refurbishment of each two double-bedroomed home is thoroughly 21st century: the epitome of modern elegance and sophistication. Internally, each home boasts high levels of specification, including underfloor heating throughout, fully fitted kitchens with Neff appliances, Villeroy & Boch sanitaryware in the Jack and Jill bathrooms, and modern open plan kitchen/living areas. Each home also benefits from two dedicated parking spaces.

The Courtyard delivers the lifestyle you deserve in a setting that you cannot help but be romanced by. Make the most of the outdoor space in your own paved courtyard garden, with views towards the Quantock Hills, and enjoy your beautifully crafted home, lovingly refurbished to create a rare combination of rustic Grade II* listed exterior with contemporary interior design and high specification levels throughout.

A home in The Courtyard at Sandhill Park offers the best of countryside living in a rustic, characterful and yet thoroughly modern and elegant dwelling.

Images for illustrative purposes only.

As a result of their sympathetic restoration, The Courtyard properties have retained many of their original period features. The feature walls, the large arched doorways and windows and the open rafters that maximise the ceiling heights all make the very best of the available space and light.



The Quantock Hills are wonderful for walking, biking and horse riding, with captivating views of the Bristol Channel, Wales, the Mendip and Blackdown Hills, Exmoor and the Somerset Levels.



THE VERY BEST OF COUNTRYSIDE, COASTLINE...



Bishops Lydeard railway station is a heritage railway station. It is the southern terminus and headquarters of the West Somerset Railway Association.



The Courtyard at Sandhill Park is located on the edge of the vibrant village of Bishops Lydeard.

The estate enjoys some of the finest rural views in the south of England, over the expansive Quantock Hills, an Area of Outstanding Natural Beauty. With dramatic Somerset coastline to the north and the wild beauty of Exmoor to the east, there is much to explore from the door.

Bustling and lively, Bishops Lydeard offers a useful selection of local amenities including a Post Office, convenience store and a number of highly rated pubs. Amongst Bishops Lydeards' visitor attractions are West Somerset Railway's steam locomotives at the Bishops Lydeard terminus, and Bishops Lydeard Mill, a working mill with a restored watermill. It is also home to the CAMRA-accredited microbrewery, Quantock Brewery. Nearby Dunster, Exmoor's prettiest village, is home to a medieval castle,

iconic Yarn Market and charming cobbled streets, while Porlock, Minehead and Watchet, all on the north Somerset coast, are ideal for coastal day trips, or as jumping-off points for exploring Exmoor.

A short drive from The Courtyard is Cothelstone, from where the Quantocks can be explored and the breathtaking views admired. The Quantock Hills were designated England's first Area of Outstanding Natural Beauty and offer both wilderness and tranquillity. Panoramic views lead you through rocky Jurassic coastline, exposed heathland summits, deep wooded combes, undulating farmland and attractive villages. Near Cothelstone, the National Trust's Fyne Court is a haven for wildlife with half-hidden clues to its past life as an Arcadian garden.

With so much to explore on your doorstep, The Courtyard at Sandhill Park is the ideal location from which to discover amazing places, walk in stunning locations and enjoy delightful country pubs.

Porlock beach on south west coast path; Dunster Castle overlooking Dunster Village and Fyne Court; a National Trust-owned country house, nature reserve and visitor centre in nearby Broomfield.

The Brewhouse Theatre and Arts Centre on the banks of the River Tone offers a 350-seat auditorium and supporting studio and exhibition spaces.

...AND CULTURE.



Taunton's Fore Street offers a wide range of town centre shopping, cafés and eateries.



As well as its idyllic rural setting, The Courtyard at Sandhill Park is conveniently close to Taunton, six miles to the south.

As Somerset's county town, Taunton combines a sense of history with a thriving community, vibrant culture and varied attractions. It is home to the Brewhouse Theatre and Arts Centre and the Tacchi-Morris Arts Centre, a multipurpose space providing community arts activities.

Taunton's town centre is a mecca for shopping, with independent boutiques and high street favourites. Its excellent range of local facilities includes cosy cafes, sophisticated restaurants, and local pubs as well as a weekly Farmers' Market.

Enjoy riverside walks by the River Tone, the Taunton Heritage Trail's self-guided tour, and the superb Somerset Museum, housed in the remnants of the original castle. The renowned 4-star Castle Hotel offers both relaxed and fine dining and has also served as



Opened in 2011 by Richard Guest and Cedric Chirrosel, Augustus is a small informal bistro set in its own quaint courtyard location. Enjoy first-class, One-Day and T20 cricket at Somerset's County Ground.

the training ground for chefs including the late Gary Rhodes OBE, Phil Vickery and Richard Guest, who remains in Taunton as head chef at informal bistro Augustus.

Taunton's plays host to world class sporting and leisure facilities, including Somerset County Cricket Club and Taunton Racecourse, which hosts events year-round, from rural shows to concerts and circuses. Victorian-designed Vivary Park, at the top of the high street, is also home to the annual Taunton Flower Show, described as the 'The Chelsea of the West'.

Throughout the year there are plenty of local events to experience, such as Sheppyfest, an annual cider and music festival based in the historic orchards at Sheppy's Cider; the world famous Glastonbury Festival; and Somerset carnivals, a tradition which today combines grand fireworks displays with street processions, fairgrounds and street food.

Sandhill Park is also well connected to key road and rail networks, giving direct access to London, and with great links to Bristol and Exeter - both vibrant cities offering world class shopping and international airports - and historic Bath.

A location like no other, The Courtyard at Sandhill Park offers luxury living in a peaceful rural setting, with all the benefits that county town life has to offer. You can choose to have quiet moments, but they'll never be dull.



THE COURTYARD AT SANDHILL PARK

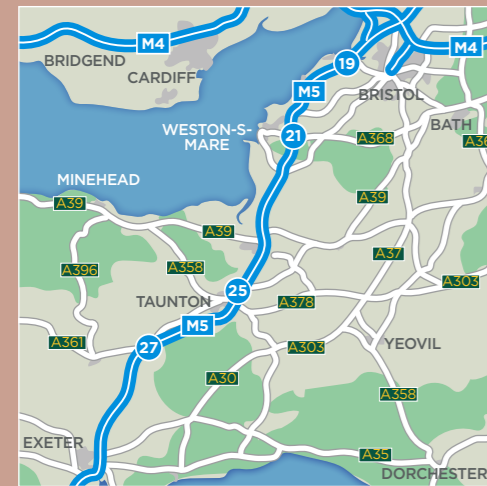
Address: Bishops Lydeard, Taunton, Somerset TA4 3DQ

Direction from the M5

From Junction 25 of the M5 motorway take the A358 towards Taunton and Minehead, at the second roundabout take the third exit signposted Other Routes / Station, continue over the mini roundabout onto the A3027 Staplegrove Rd, continue along this road to the T-Junction and bear left onto the A358, at the second roundabout at Cross Keys take the 2nd exit onto the A358, follow the road for approximately 5 miles, when you reach the roundabout in Bishops Lydeard take the first exit onto Station Road then the 2nd right turning onto South Drive, follow the road around a sharp right bend and The Courtyard at Sandhill is on you left.

From Central Taunton

Leave the centre of Taunton on the A3027 Staplegrove Rd, at the Cross Keys roundabout take the 2nd exit onto the A358, then follow the directions above.

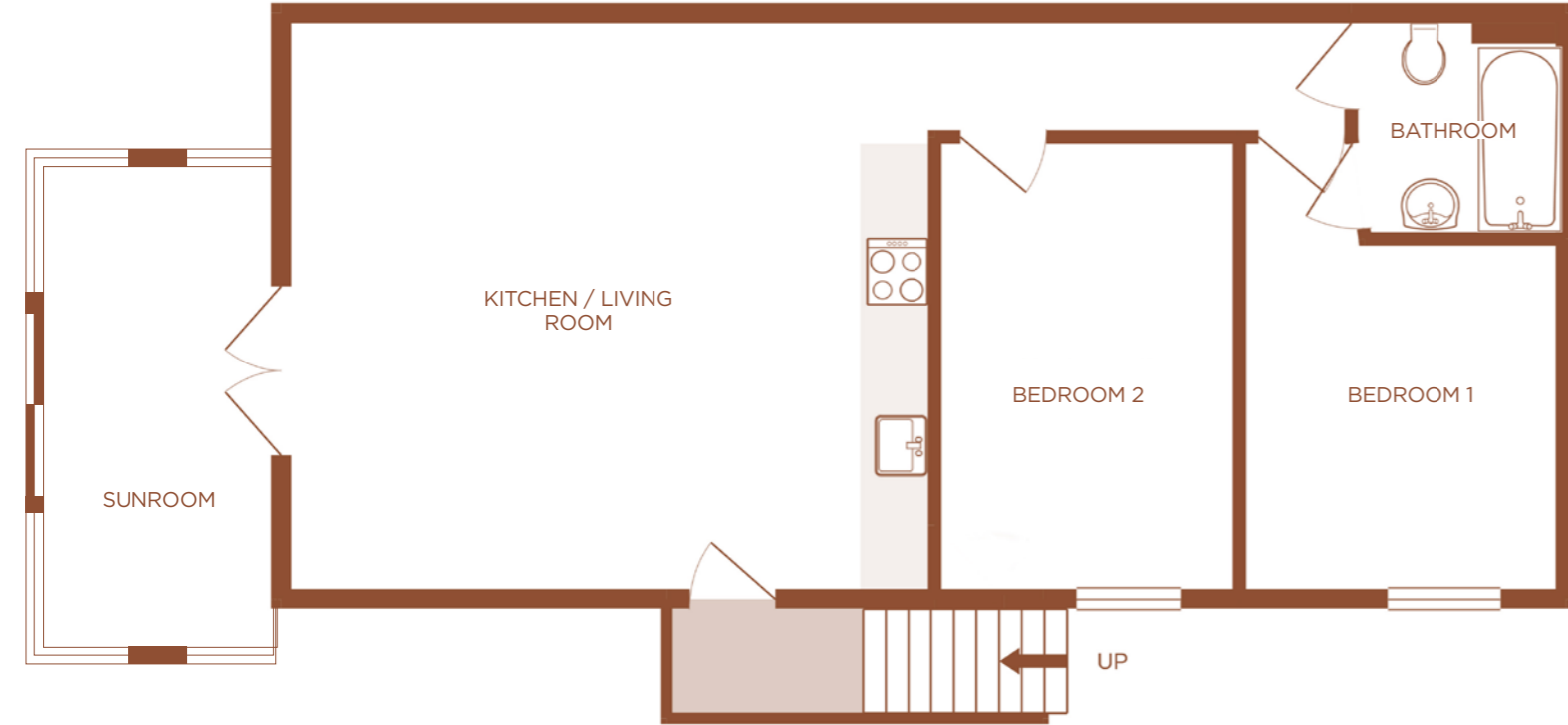


<p>North St, Taunton 6 miles / 13 minute drive</p> <p>Taunton Train Station 6 miles / 13 minute drive</p> <p>Central Minehead 20 miles / 38 minute drive</p>	<p>Watchet Harbour Marina 14 miles / 27 minute drive</p> <p>Central Exeter 37 miles / 57 minute drive</p> <p>Exeter Airport 38 miles / 61 minute drive</p>	<p>Weston-super-Mare 6 miles / 13 minute drive</p> <p>Central Bristol 6 miles / 13 minute drive</p> <p>Bristol Airport 6 miles / 13 minute drive</p>	<p>Taunton to Exeter St Davids 27 minutes</p> <p>Taunton to Bristol Temple Meads 36 minutes</p> <p>Taunton to Bath Spa 1 hour 4 minutes</p> <p><small>Source: trainline.com</small></p>
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Image for illustrative purposes only.

No.1
AT THE COURTYARD

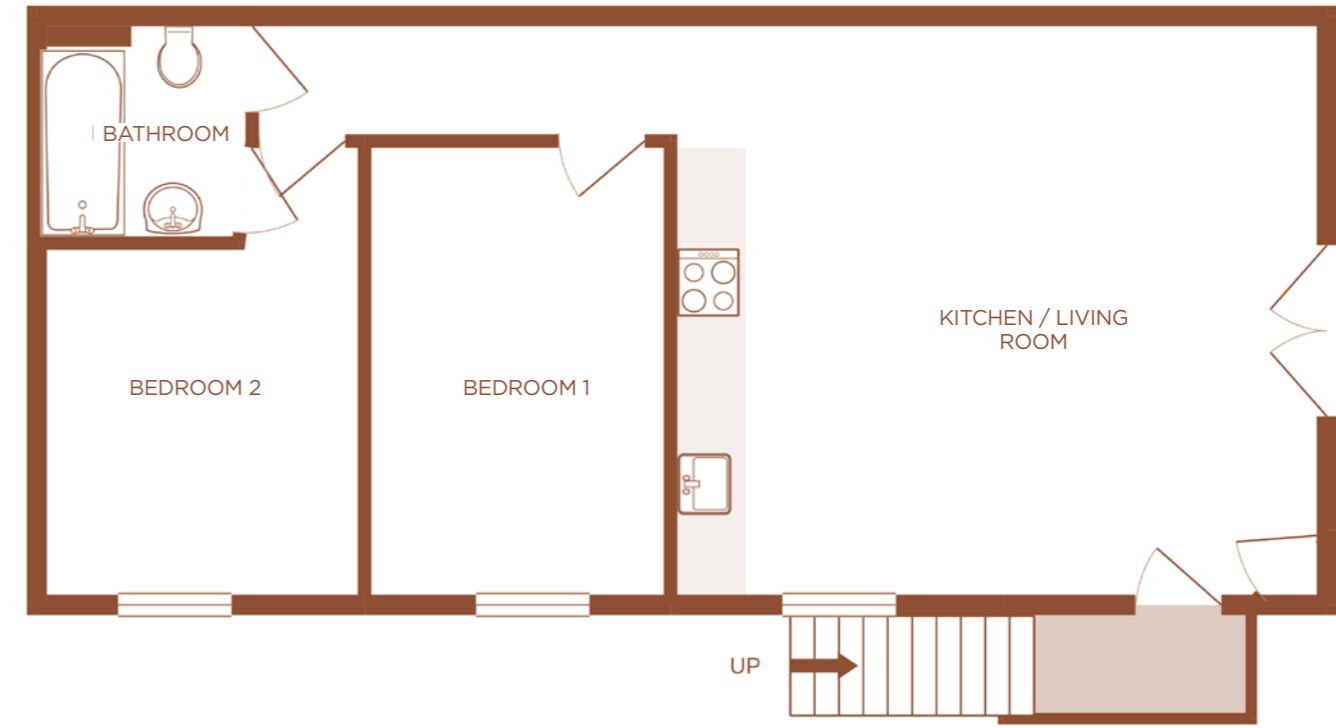


Kitchen / Living Room
5.80m x 5.20m
19'0" x 17'1"

Bedroom 1
4.10m x 2.90m
13'5" x 9'6"

Bedroom 2
4.10m x 2.70m
13'5" x 8'10"

No.2
AT THE COURTYARD



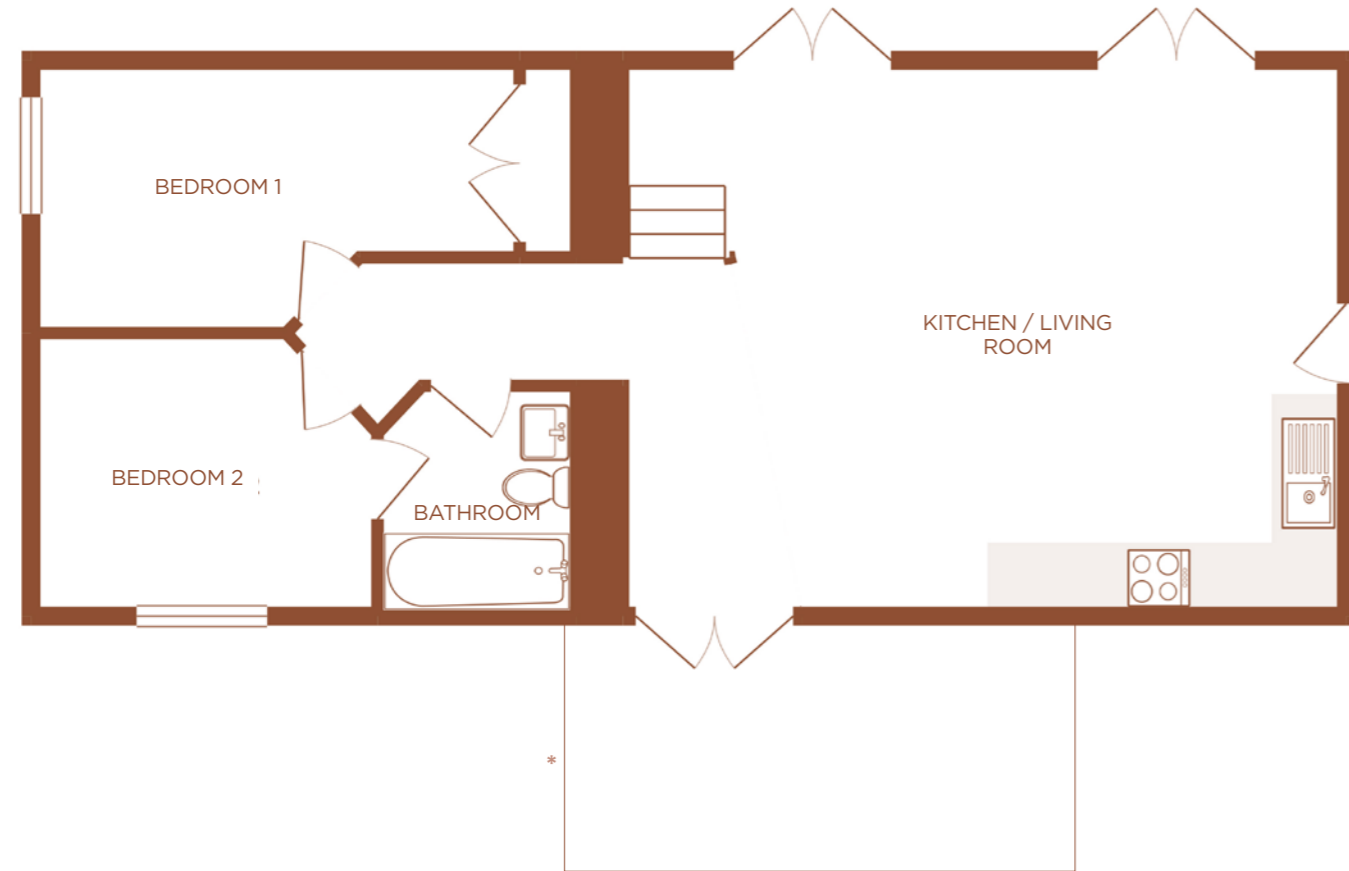
Kitchen / Living Room
5.70m x 5.20m
18'8" x 17'1"

Bedroom 1
4.10m x 2.90m
13'5" x 9'6"

Bedroom 2
4.10m x 3.00m
13'5" x 9'10"

No.3

AT THE COURTYARD



Kitchen / Living Room
6.90m x 5.30m
22'8" x 17'5"

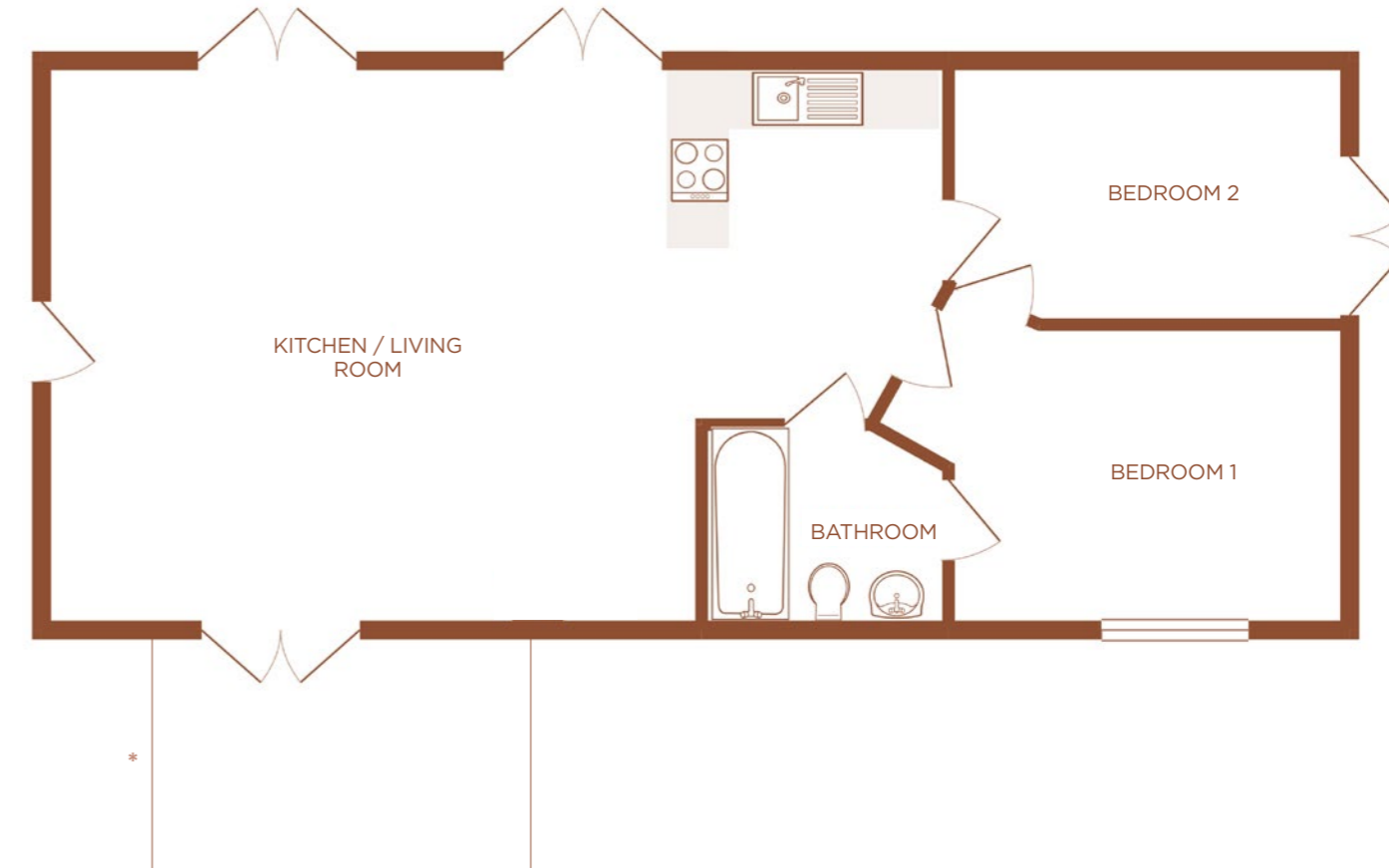
Bedroom 1
4.70m x 2.50m
15'5" x 8'2"

Bedroom 2
3.30m x 2.70m
10'10" x 8'10"

* Planning consent agreed for sunroom, ask for more details.

No.4

AT THE COURTYARD



Kitchen / Living Room
8.60m x 5.40m
28'3" x 17'9"

Bedroom 1
3.80m x 2.80m
12'6" x 8'2"

Bedroom 2
3.80m x 2.50m
12'6" x 8'2"

* Planning consent agreed for sunroom, ask for more details.

No.5
AT THE COURTYARD

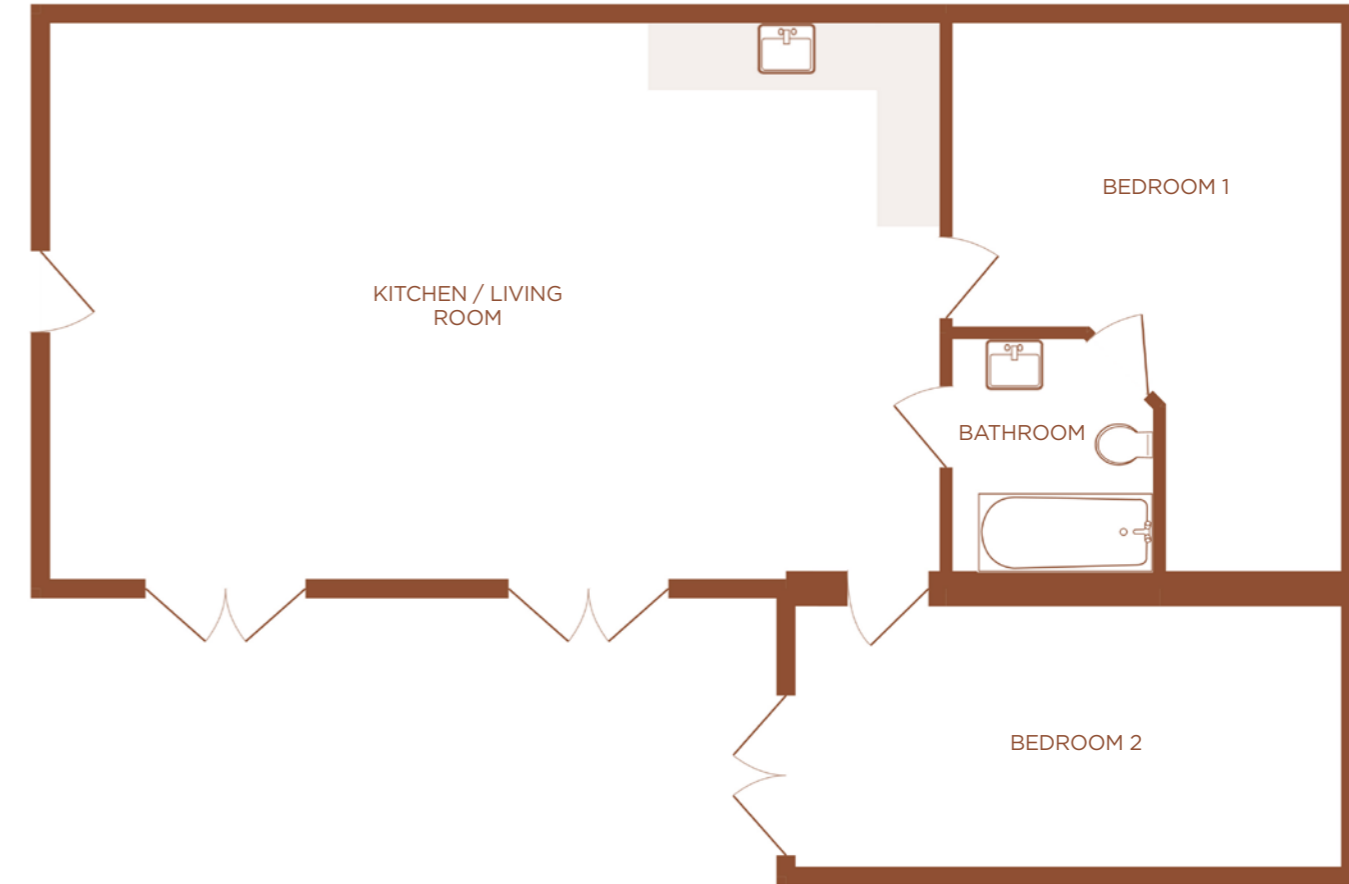


Kitchen / Living Room
6.90m x 5.30m
22'8" x 17'5"

Bedroom 1
3.70m x 3.40m
12'2" x 11'2"

Bedroom 2
3.90m x 3.50m
12'10" x 11'6"

No.6
AT THE COURTYARD



Kitchen / Living Room
8.50m x 5.40m
27'11" x 17'8"

Bedroom 1
5.40m x 3.80m
17'8" x 12'5"

Bedroom 2
5.30m x 2.70m
17'5" x 8'10"

No.7
AT THE COURTYARD

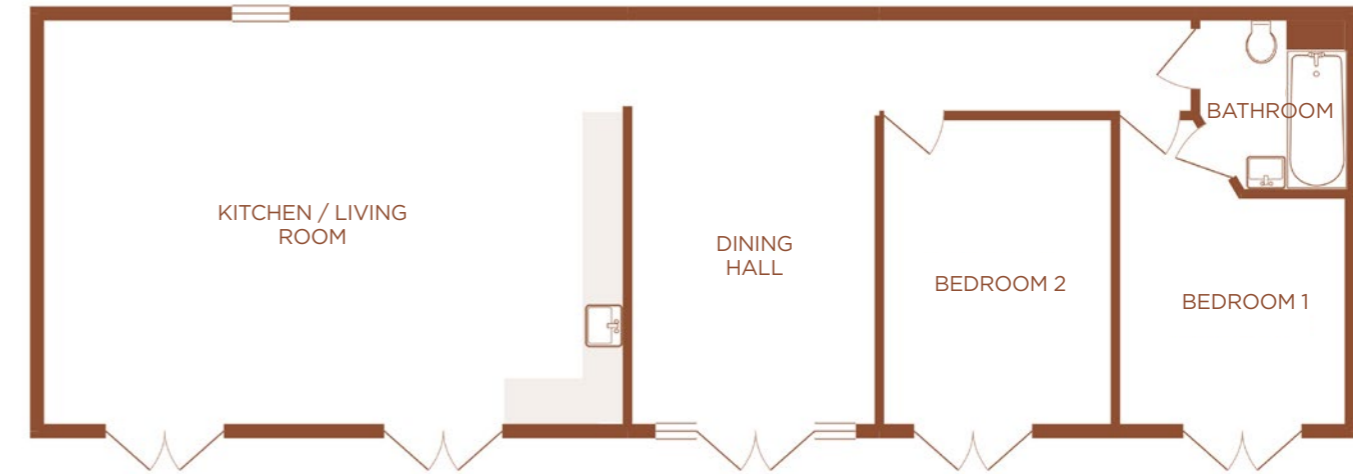


Kitchen / Living Room
6.20m x 5.30m
20'4" x 17'5"

Bedroom 1
5.30m x 2.50m
17'5" x 8'2"

Bedroom 2
4.00m x 2.60m
13'1" x 8'6"

No.8
AT THE COURTYARD

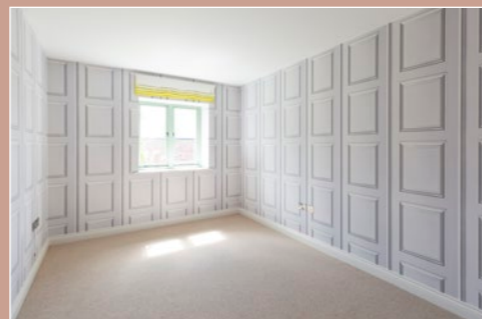


Kitchen / Living Room
7.50m x 5.30m
24'7" x 17'5"

Dining Hall
5.30m x 3.20m
17'5" x 10'6"

Bedroom 2
4.00m x 3.00m
13'2" x 9'10"

Bedroom 2
4.00m x 3.00m
13'2" x 9'10"



IT'S ALL IN THE DETAILS.

The interior of every space at The Courtyard is influenced by contemporary aesthetics and finished to exacting standards. Our skilled interior design team have carefully selected every fixture and fitting.

INTERIORS

Underfloor heating to all rooms, powered by gas*

*Sunroom (Plot 1) with electric underfloor heating

Amtico vinyl flooring to living room and hallway

Carpets to bedrooms.

KITCHEN

Fully fitted kitchens

Neff appliances to include oven, hob, combi microwave oven and dishwasher.

Caple washing machine.

BATHROOM

Villeroy and Boch vanity sink unit and toilet

Shower over bath

Mirrored wall

Mirror with light

Tiling to bathroom floors and walls.

EXTERIORS

Two parking spaces

Courtyard gardens with box hedging.



+44 1392 249863
francine.watson@knightfrank.com
knightfrank.co.uk

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