



Haygrass House

Taunton, Somerset





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A magnificent Grade II listed Georgian country house set within 28 acres with superb equestrian facilities and ancillary accommodation.

Taunton 2 miles (London Paddington 1 hour 45 minutes), M5 motorway (junction 25) 5 miles
Exeter 41 miles, Bristol 49 miles
(All distances and times are approximate)

Ground Floor: Entrance hall | Drawing room | Dining room | Library | Kitchen | Secondary kitchen | Pantry
Cinema room | Family room | Study | Laundry / utility room | Back hall | Pantry | Back kitchen | Gym | Ball room

First Floor: Principal bedroom with en suite bathroom | Guest bedroom with en suite bathroom
7 further bedrooms | 3 bathrooms | Shower room

The Lodge: Kitchen / dining room | Sitting room | Two bedrooms | Two Bathrooms

Stable Flat: Open plan kitchen / dining / sitting room | Two bedrooms | Bathroom

Outside: Tennis Court | Swimming pool | American style barn with 5 loose boxes | Tack room
Traditional stables with 5 loose boxes | Horse walker | Manège | Coach house with parking for five vehicles
Single garage | Formal lawns | Terrace | Paddock | Commercial cider orchard.

In all about 28.7 acres



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Location

Haygrass House occupies a highly convenient yet private setting close to the centre of Taunton and enjoys a South Easterly aspect with distant views up to the Blackdown Hills. Taunton, the County Town of Somerset, offers an excellent range of schools including Taunton School, Kings and Queens' Colleges, and Richard Huish Sixth Form College being a few minutes' drive away. Kings Hall Prep School is found to the North side of Taunton near Kingston St Mary. Excellent day to day amenities are found within the town, together with out of town supermarkets and home improvement outlets and a number of gyms. Taunton is well known for its racecourse and popular golf courses, including Taunton & Pickering, Vivary Park and Oake Manor. The Pontispool Equine Sports Centre one of the country's leading competition and schooling venues and the Here path providing miles of good hacking are both within easy reach, in all making Haygrass a perfect home for those with equestrian interests. The Vale of Taunton Deane lies between the Quantock Hills and the Blackdowns, both offering miles of excellent walking and riding country.

Taunton has excellent transport links and communications, having a mainline railway station on the Great Western service with trains scheduled to arrive at London Paddington within one hour and forty-five minutes on the fast service. The M5 motorway can be reached at junction 25 providing fast and easy access to Devon, Cornwall and up to the Midlands and London via the M4. The A303 is also within easy reach being at Ilminster and Stopgate Cross. Both Exeter and Bristol Airports are within easy reach in both domestic and international flights. For those wishing to cross the channel there are ferry ports are both Plymouth and Weymouth and Southampton.

Haygrass House

Haygrass House is approached via a private drive leading to a large parking and turning area in front of the beautiful East façade. The house is Grade II listed and of classic Georgian architecture surrounded by established formal gardens and grounds. According to the listing, the house dates from





c.1800 and is in a classic Georgian architectural style with a wealth of decorative period features internally.

First impressions are superb, with a large and elegant entrance hall giving access to the principal reception rooms. The wealth of reception rooms at Haygrass House ensure it is both an ideal family home and perfect for entertaining and the proportions, ceiling heights and original features are impressive. The drawing room faces due south over the extensive formal gardens and grounds with a bay window ensuring plenty of natural light. Opposite is the dining room, an equally generous room with floor to ceiling sash windows and an open fire. The entrance hall continues into the inner hall from which the beautiful cantivered staircase with roof light above rises to the first floor. There is a library off the inner hall, with south facing floor to ceiling windows and double doors giving access to the gardens. The kitchen forms the heart of the home and is fully fitted with modern appliances as well as a central island and AGA. A pantry sits off the kitchen and there is a secondary kitchen with a door leading directly into the dining room, ideal for preparation when entertaining.

Also on the ground floor are a cinema room, family room and study / home office. Beyond this and towards the back of the house are the practical elements including a large laundry / utility room and two store rooms. There is access to the rear courtyard from the back of the house. There is an extensive basement including a wine cellar and storage rooms.

Haygrass House has the unique feature of a ballroom, cementing its place as the consummate entertaining house. The ballroom measures 40 ft by 18 ft and is ideal for parties. Off the ballroom is a preparation kitchen, pantry and a gym.

The grand proportions continue to the first floor, where a generous front landing leads to the main bedrooms. The principal bedroom is particularly impressive with a double aspect giving elevated views over the gardens and a beautifully finished en suite bathroom. There are two further bedrooms at the front of the house, one with an en suite bathroom. There are six further bedrooms, and four bath / shower rooms all of which are of generous proportions.





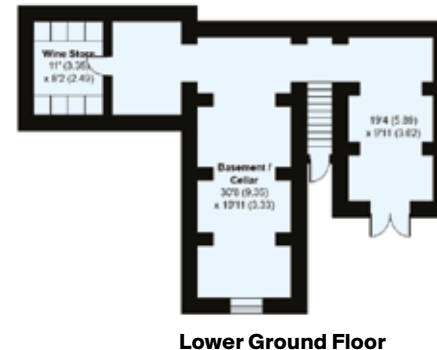
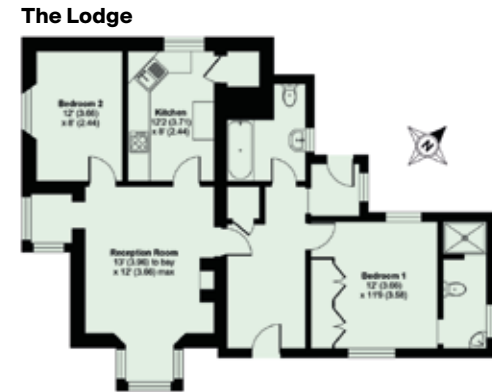
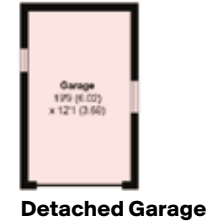
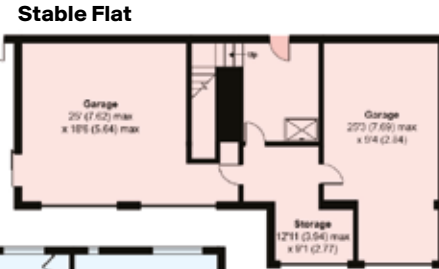
Approximate Gross Internal Floor Area
10,853 sq ft / 1008.2 sq m (includes garage & excludes void)

Ball room & stable flat = 2,830 sq ft / 262.9 sq m

Outbuildings = 4,945 sq ft / 459.4 sq m, The Lodge = 861 sq ft / 80 sq m

Total = 19,489 sq ft / 1,810.5 sq m

This plan is for guidance only and must not be relied upon as a statement of fact.
 Attention is drawn to the Important Notice on the last page of the text of the Particulars.



The Lodge

Next to the entrance gates and with its own parking and garden is the lodge, which has been refurbished to an excellent standard and works ideally as additional guest accommodation. It also provides an opportunity for rental income. The Lodge consists of two bedrooms, two bathrooms, sitting room and kitchen.



The Lodge



The Lodge



Stable Flat

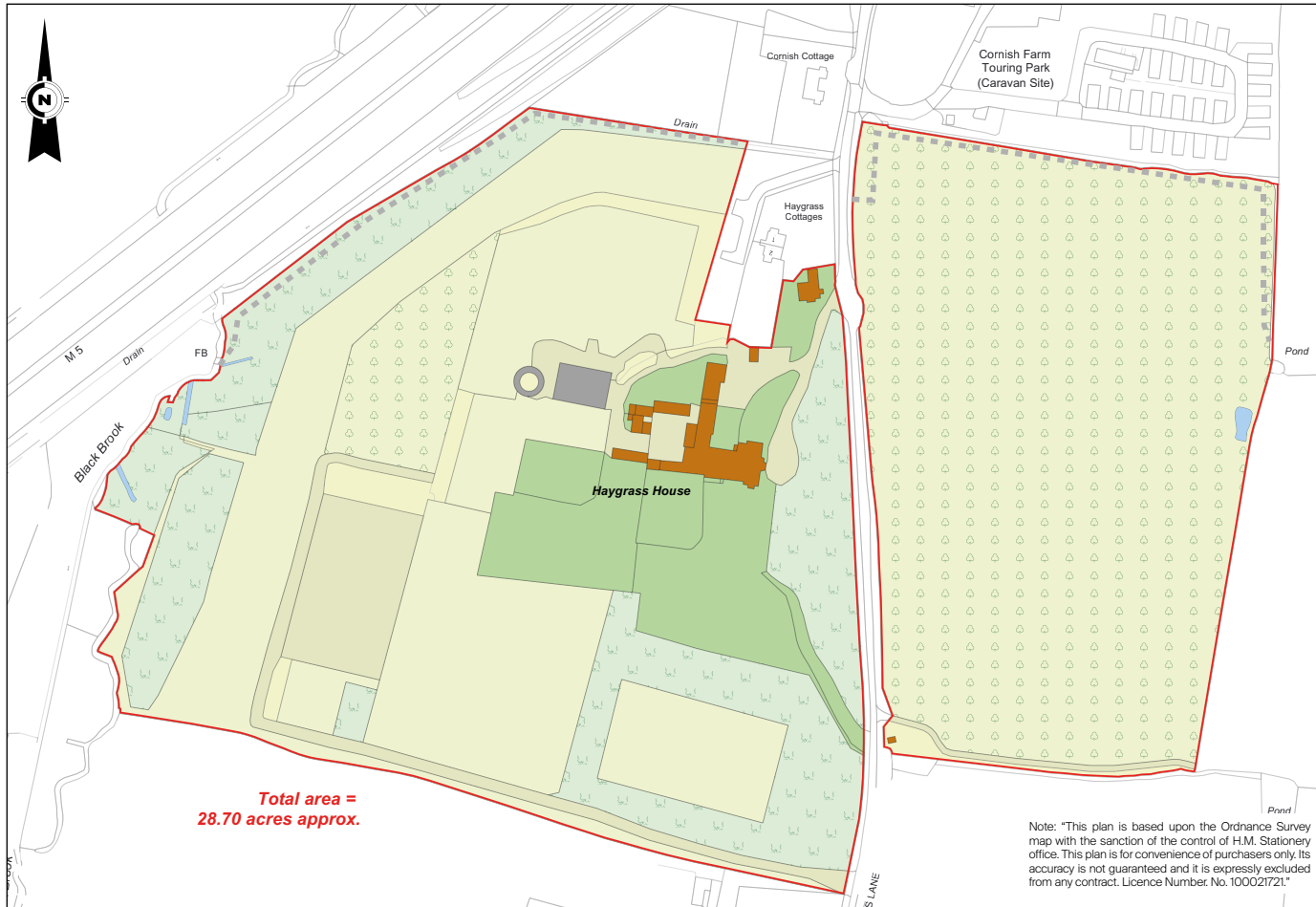
Gardens & Grounds

A pillared and gated entrance leads into Haygrass House with gravelled carriage drive opening up to ample parking in front of the house. A number of majestic trees including Scots Pine, Yew and Beech, together with large expanses of lawn provide a perfect setting for such an imposing period property. The recently refurbished all weather tennis court and a swimming pool (20ft x 30ft) provides an ideal playground for the young family and a further area of level garden provides a home football pitch. A deep South facing terrace together with a BBQ area provides an ideal summer entertaining space and is found close to a partly walled garden which is found beyond mature Yew trees and, in turn, leads to the kitchen garden with two substantial greenhouses and potting shed/implement store. A small orchard lies beyond with a pathway leading to the paddocks and back around to the American style barn. Five loose boxes are found within the barn, together with a lockup tack room, a wash down area and double sliding doors at either end. A horse walker is also found to the rear of the barn. A gravelled courtyard lies to the rear of the house with traditional coach houses that provide parking for five or six cars. There is also a detached single garage.

A splayed entrance is found along Haygrass Lane and opens onto a track to the all-weather manège measuring 70m x 30m which is adjoined by ample parking for horse lorries and trailers and is adjacent to a good size level paddock. A further grass track leads round the perimeter of the property from the manège around to the American barn. A further range of stables grouped around a gravel courtyard to the West side of the house provide four traditional loose boxes and a further spacious loose box. There is also a tractor house and implement store. The remainder of the land includes a home paddock adjoining the American barn and an area of commercial cider orchard situated on the east side of the lane.

In all the gardens and grounds amount to 28 acres.





**Total area =
28.70 acres approx.**

Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationery office. This plan is for convenience of purchasers only, its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number No. 100021721."



Services

Mains Electricity and Water. Private Drainage. Oil Fired Central Heating

Directions (Postcode TA3 7BS)

From the centre of Taunton proceed along South Road, passing Kings College on your left, proceed along Shoreditch Road and where the road curves round to the left, turn right into Killams Lane. Continue along this lane, taking the second turning left into Killams Avenue.

Proceed along this road, over the motorway bridge and continue on and you will find the drive to Haygrass House on the right hand side.



Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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