



Higher House, West Bagborough, Taunton, Somerset





A beautifully presented family home with **breath-taking views.**

Summary of accommodation

Entrance hall | Boot room | Kitchen/breakfast room | Dining room | Sitting room | Drawing room | Study | Butler's kitchen | Utility room
Laundry | Wine cellar | Plant room | Cloakroom | Lift to all floors

Principal bedroom with dressing room and en suite shower room | Guest bedroom with en suite bathroom | Library | Three further bedrooms
Two further shower rooms | Bathroom

Self-contained flat with kitchen, sitting room and bedroom

Honeysuckle Cottage: Kitchen/dining room | Sitting room | Two bedrooms | Bathroom

The Mouse House: Kitchen/dining/sitting room | Bedroom | Bathroom

Double car port | Garden store | Summer house | Tennis court | Lawn and terraces | Meadow | Established gardens

In all about 4.94 acres

Distances

Taunton 8.3 miles (London Paddington from 1 hour 40 minutes), Bristol Airport 36.6 miles
(All distances and times are approximate)



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Situation

Higher House is located on the edge of the popular village of West Bagborough in the heart of the Quantock Hills, an Area of Outstanding Natural Beauty. The village has a popular pub, cricket club and village hall. Nearby Taunton offers excellent day to shopping, recreational and educational facilities although the nearby villages of Bishops Lydeard and Crowcombe also have a shop, post office and butcher. The Quantock Hills AONB is famous for its beautiful rolling countryside and varied wildlife and there are numerous opportunities for walking, riding and cycling. The Blackdown Hills and Exmoor National Park are also within easy reach.

There is an excellent range of schooling available from both the State and independent sectors. This includes three village primary schools within a three mile radius and several good private schools including Blundells, Taunton School, King's and Queen's Colleges in Taunton, King's Hall Preparatory School and Richard Huish Sixth Form College.

The M5 motorway junction 25 is approximately 10 miles away and there is a direct rail link to London Paddington from Taunton taking from 1 hour 40 minutes.

The property

Higher House sits in a commanding elevated position within the charming Somerset village, with outstanding far-reaching views over the surrounding countryside. The house is not listed and offers an abundance of period charm with classic proportions. The entrance hall sets the tone for the rest of the house, where the quality and attention to detail in the presentation is immediately noticeable. The house has undergone extensive and sympathetic refurbishment in recent years.

The principal reception rooms all have generous ceiling heights and an abundance of natural light. The dining room is positioned off the entrance hall, with double doors seamlessly linking to the kitchen which features a central island and AGA as well as double doors leading to an east facing courtyard, ideal for enjoying a morning coffee. Also accessed from a door off the dining room is the butler's kitchen, ideal for food preparation for those who enjoy entertaining.

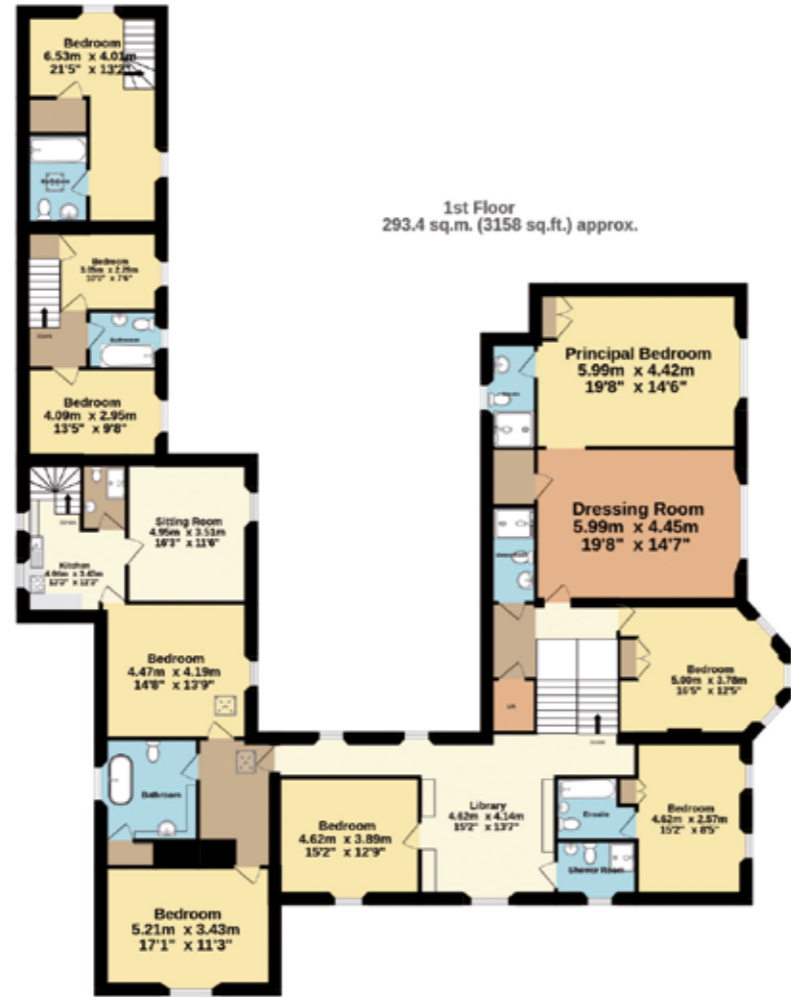




The drawing room evokes an ambiance of grandeur, featuring exquisite detailing and a captivating view from the south facing sash windows and double doors leading to the gardens. Next to the drawing room is a sitting room, perfect for unwinding next to the fireplace with a book and enjoying the views through the bay window. Also on the ground floor is a study, ideal for those who need to work from home, as well as a utility room and large laundry with direct access to an additional terraced courtyard to the rear of the house.

**Approximate Gross Internal Floor Area
658.0 sq m (7083 sq ft)**

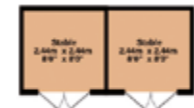
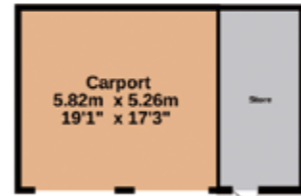
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



74.8 sq.m. (805 sq.ft.) approx.



The elegant staircase leads to a large landing that has been transformed into a welcoming library area, that leads to a principal bedroom. The master bedroom occupies the upper level, with some of the finest views from the entire property. There is a large dressing room, that could be converted into another bedroom if required, and an en suite shower room. Another principal guest room is also on this floor situated on the south side of the house with magical views and its own shower room.

There are a further two bedrooms in the main part of the house, and a self-contained flat with a kitchen, sitting room and bedroom and shower room that could easily be incorporated into the main house thanks to connecting door on the first floor.

Holiday Cottages

The two cottages are south-facing and sit overlooking the attractive and sunny paved courtyard to the rear of the house, as well as the established gardens and views beyond, whilst maintaining a good level of privacy from the main house. Both cottages are light and cleverly designed, fitted with locally made bespoke kitchens.

Honeysuckle Cottage is the larger of the two, with a generous kitchen/dining room with original beams, sitting room and two bedrooms sharing a bathroom.

The Mouse House is a one bedroom cottage with an open plan kitchen/sitting/dining room.

Gardens and grounds

The gardens at Higher House complement the house perfectly, with an abundance of mature trees, established borders and formal lawns interspersed with pathways and numerous areas to sit and enjoy the majestic views. The front of the house is adorned with a beautiful Wisteria, and attractive stone walls divide the different areas of the garden.

Elevated above the lawn area in front of the house is a further lawn with sheltered outdoor entertaining area. Beyond this is the tennis court neatly built into the hill. Sitting above the tennis court is a small meadow, where some of the finest views can be enjoyed.



A double car port and store are positioned on one side of the driveway, with ample space for parking and turning. Further outbuildings include a garden store and summer house.

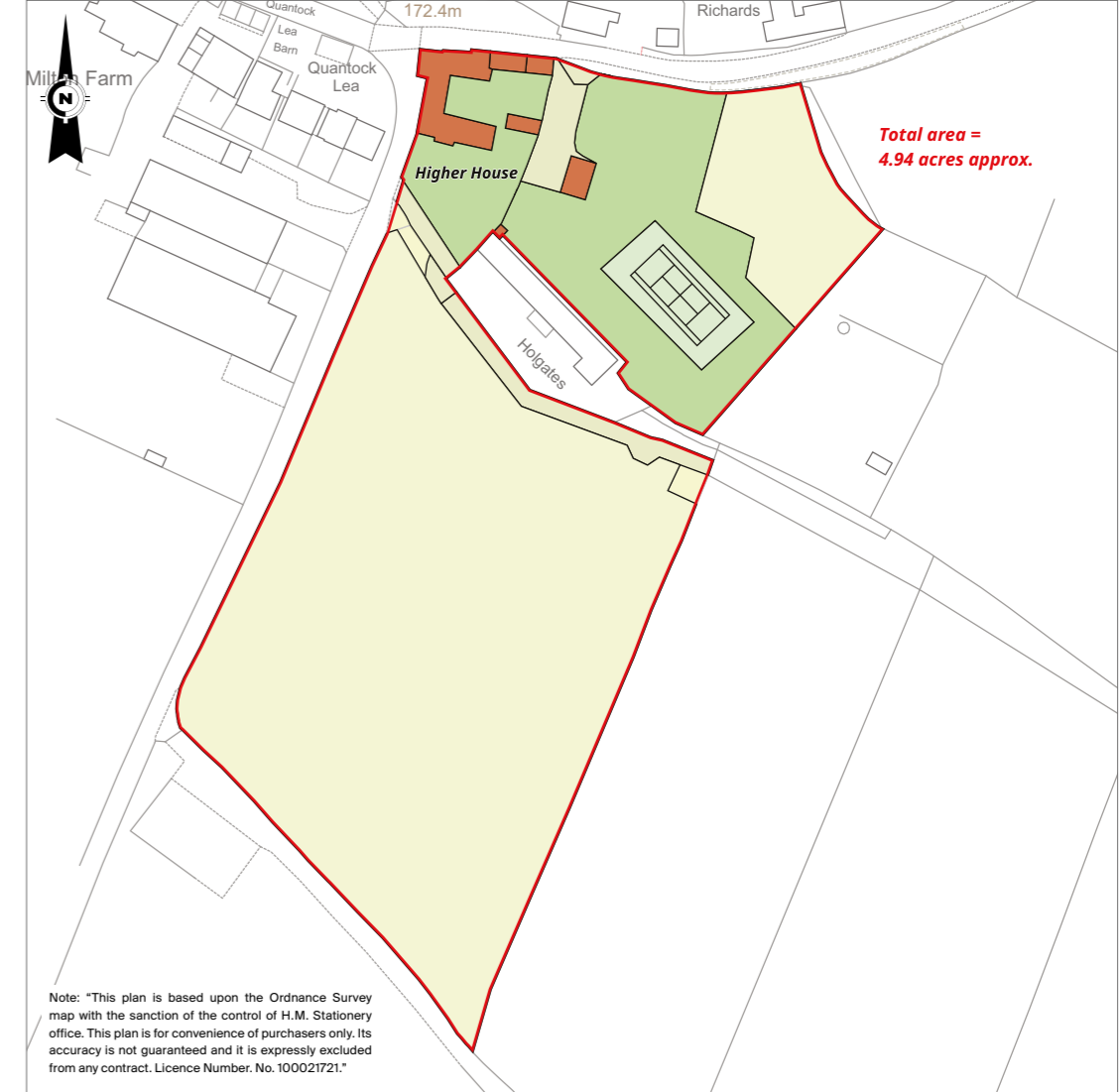
In total the grounds extend to about 4.94 acres.

Services

- Oil fired central heating
- Mains electricity with solar back-up
- Mains water
- Private drainage

Property information

- Tenure:** Freehold
- Local Authority:** Somerset Council
- Council Tax:** Higher House – Band E
- EPC Rating:**
- Higher House – E
- Honeysuckle Cottage – E
- The Mouse House – E
- Postcode:** TA4 3EF



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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