



Copse Hill,

West Hatch, Taunton, Somerset, TA3 5RL

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A superb detached 4/5 bedroom family home with an enviable rural position enjoying glorious open countryside surrounding the gardens and grounds.

THE PROPERTY

Copse Hill is a most impressive 4/5 bedroom detached family home that offers superb flexible accommodation spread over two floors. In addition, there is an adjoining self-contained annexe with independent access out. This gives real flexibility to the rest of the property and can be used either as an extension of the main house for additional family, or can provide an additional income stream as a rental, or business facility. The overall accommodation is spacious and exceptionally light throughout and is set within an enviable position surrounded by glorious countryside views beyond the gardens and grounds enjoying a particularly peaceful and secluded setting.

The accommodation comprises of the main entrance hall with an open tread staircase leading up to the first floor. A library area is off to one side. To the other side is an attractive double fronted open fireplace housing a large wood burning stove, which also benefits the dining room. This room allows an abundance of natural light in with the advantage of skylights.

A most impressive sitting room with a split-level open plan design opening to the dining room beyond. Large picture windows afford natural sunlight in with outstanding views out across the gardens and grounds looking out towards the most attractive 15th century St Andrews church. French doors allow access out to the garden. A central feature of the room is a contemporary style Danish wood burning stove. Steps lead up to the dining room, being central to the house with further views out through double French doors which open out to the main terrace, offering a fabulous outside entertaining area. A large wood burning stove is to one side and is a further attractive feature to the room (opening into the hall on the other side).

The kitchen is beautifully appointed to include a comprehensive range of wall and base units with quartz work surfaces and integrated appliances to include a double eye level oven, microwave, induction hobs and dishwasher. This leads into a spacious boot room and utility with further storage space and plumbing for a washing machine and dryer. Access leads out to the front parking area and rear garden area behind. An inner door links the main house to an inner lobby area with a shower room and WC to the side. This continues into

The Annexe

This exceptionally spacious room offers excellent flexibility to the main house accommodation that could either provide additional living space





for extended family, or could provide an additional income stream if used as a holiday rental, or air B & B. With independent access and a fully fitted kitchenette and living area.

There are two further bedrooms located at the other end of the entrance hall. The principal bedroom is exceptionally spacious to include a full height fitted wardrobe that runs along the far wall. A large picture window looks out to the open fields towards the church. The en suite bathroom is finished to a high specification and includes a fabulous freestanding bath and large walk-in shower. The basin is inset within a contemporary style vanity with a stainless-steel heated towel rail to the side. Bedroom 2 can be used as a study/home office with a small plant room off to the side.

On the first floor there are three further double bedrooms all offering exceptional far-reaching views out across the open countryside. A shower room completes the first-floor arrangement.

GARDENS AND GROUNDS

The property is approached off a quiet country lane following a gravelled drive entrance, which leads along to a substantial detached triple garage with three up and over doors. In addition to car storage this offers superb outside storage and workshop space. This continues to the front of the house with extensive parking suitable for large vehicles such as camper vans, boat etc with turning for many cars. The main garden area extends around to the rear of the house and is laid mainly to lawn and is bordered by mature hedging, depicting its boundary. A further small paddock includes mature fruit trees and a five-bar gated entrance opening on to the lane. Wild flowers and sea grasses have been planted to attract a wide variety of wild life to the area. In all approximately 0.8 acres.

The main field provides excellent grazing for ponies/livestock with a small cowshed/outbuilding at the far corner. The land follows down to a stream and is surrounded by outstanding views that enjoys a particularly peaceful and secluded position.

SITUATION

One of the key features of this wonderful country home is its exceptionally convenient situation. Enjoying an edge of village position the property is surrounded by a truly wonderful rural setting with attractive rolling countryside surrounding it. Yet it is within only a few minutes of the main A358 and A303 giving immediate access to the west country and London. The M5, J25 Taunton is easily reached accessing the rest of the UK. In addition it is approx. 6 miles, taking just 15 minutes via Stoke St Mary, to the county town of Taunton, where there is a comprehensive range of shops, excellent state and independent schools and leisure facilities, Somerset County Cricket Club, as well as the main line train to London. The village of West Hatch and neighbouring villages offer local pubs as well as a strong community with various clubs, and activity groups.









West Hatch is an area with quiet lanes and a couple of working farms. Direct from the property, there is on foot access to ancient bluebell woods as well as the extensive Herepath network; perfect for dog walking, cycling or hacking.

Lyme Regis is 45 minutes, favoured for its beaches, fossil hunting and also for its wild swimming.

DIRECTIONS

Leaving Taunton follow the A358 for Yeovil continue under the M5, J25 motorway passing through Henlade. Continue along for several miles and turn right for West Hatch, after the main traffic lights. Continue along the road into the village to the church seen on the right side. Turn right into Church Lane where the entrance to Copse Hill can be seen a short distance on the right.

NB

The what3words location is :- promising.varieties.birthing

Additional adjacent land ('North Field') including a small orchard and small copse is available by separate negotiation - approx 1.6 acres in all.

Please note the pictures were taken in the summer of 2023.

SERVICES

Mains electricity, water and drainage, Septic Tank.

LOCAL AUTHORITY

Taunton Deane - Tax Band F

ENERGY PERFORMANCE CERTIFICATE

EPC F

CHAIN FREE

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Approximate Area = 2591 sq ft / 240.7 sq m
 Garages = 532 sq ft / 49.4 sq m
 Outbuildings = 186 sq ft / 17.2 sq m
 Total = 3309 sq ft / 307.3 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheocom 2024. Produced for Humberts. REF: 1005763

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