



Lower Hayne

Lower Hayne

Corfe, Taunton, Somerset, TA3 7DA

Taunton 4.5 Miles

An elevated detached house enjoying wonderful views over the Vale of Taunton with approximately 3.5 acres of land.

- Substantial Detached House
- Large Garage
- Gardens, Orchard & Paddocks
- Scope for Improvement
- Rural Yet Accessible Location
- Stables & Outbuildings
- Six Bedrooms, Three En-Suites

Offers In Excess Of £750,000

SITUATION

Lower Hayne is situated on the lower slopes of the Blackdown Hills on the outskirts of the village of Corfe. The Blackdown Hills are an area of Outstanding Natural Beauty and provide miles of footpaths and bridleways, ideal for those with an equestrian and walking interest. Corfe is a highly popular village with a public house and parish Church. Taunton and Pickeridge Golf Club can be found within a two-minute drive. Taunton, the County town of Somerset provides a comprehensive range of recreational, scholastic and shopping facilities. Taunton also has a mainline railway station with trains to London Paddington in less than two hours and Junction 25 of the M5 motorway. The A303 and A30 are a short drive away, providing access to the London and subsequently Devon and Cornwall.



DESCRIPTION

Lower Hayne is a substantial detached house believed to have been constructed in the 1940's and enjoys an elevated position with stunning views North over the Vale of Taunton and the Quantock Hills beyond. The property is constructed of stone elevations under a tiled roof and has great potential offering scope for improvement and a substantial separate garage has a lapsed planning permission for ancillary accommodation. Lower Hayne enjoys gardens surrounding the property, as well as an adjoining field, which has a separate access. There are two further outbuildings.

ACCOMMODATION

The accommodation comprises a reception hall with an exposed wooden floor and stairs rising to the first floor. There is a cloakroom with a low-level WC and wash hand basin. The sitting room is a triple aspect room with exposed wooden floors, a bay window with a window seat overlooking the garden and French doors to the rear. The family room has a brick fireplace. The dining room has views to the rear, together with a brick fireplace. The study has French doors leading out to the rear garden and is fitted with an area providing cupboards and drawers. The farmhouse kitchen has a range of wall and base units with granite work surfaces with stunning views over the Vale of Taunton. There is an Aga, double bowl stainless steel sink unit. The kitchen leads through to the garden room / breakfast area with triple aspect windows offering views over the garden. The separate pantry room. Utility room with doors to the garden.

Stairs rise to the first floor landing with lovely views over open countryside and access to four bedrooms, all enjoying lovely views. The master bedroom has an en-suite bathroom, family bathroom and further shower room. On the second floor, there are two further bedrooms, one with an en-suite bathroom.

OUTSIDE

A driveway leads to a substantial parking area in front of the property and garage. Steps lead up to the front door and access to the house. The garage has substantial space for parking and workshops with loft storage over. Lower Hayne has a further range of outbuildings suitable for livestock and/or stabling and lovely gardens and grounds that surround the property. The paddock to the rear has a separate access from the track leading up to the property from the South.

DIRECTIONS

Proceed into the village of Corfe, passing the church and public house. Shortly after the turning for Taunton Pickering Golf Club the property can be found on the left hand side as you proceed up the hill.



These particulars are a guide only and should not be relied upon for any purpose.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

5 Hammet Street, Taunton, TA1 1RZ

taunton@stags.co.uk

01823 256625



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London