



Ripland House







Ripland House

West Hatch, Taunton, Somerset, TA3 5RN

Junction 25 M5 4.6 miles, Taunton Town Centre 6.4 miles

An exceptional detached four bedroom, four bathroom, country home that blends an original farmhouse with elegant extensions set within approximately 23 acres of gardens, orchard, paddocks and fields providing an excellent opportunity for equestrian or smallholding use.

- Spacious country house with 23 acres
- Kitchen/breakfast and utility rooms
- Two further bathrooms
- Garaging, barns and stables
- Council Tax band F
- Four reception rooms
- Four double bedrooms, two en-suite
- Landscaped gardens and orchard
- Two paddocks, an orchard and five fields
- Freehold

Guide Price £1,295,000

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SITUATION

The property is close to the village of West Hatch, which is a delightful village situated south east of Taunton, the County Town of Somerset. The village is well known for its walking and riding with many miles of country lanes and woodland. There is a pub / restaurant within walking distance known as The Farmers Arms. The Blackdown Hills (a designated area of outstanding natural beauty) provides a wider range of bridleways and footpaths to enjoy including the Herepath trail, which is 13.5 miles of off-road track, ideal for those who walk, cycle or ride.

West Hatch provides easy access to the A358 approximately one mile away, which provides links to the M5 at junction 25. Taunton has a mainline intercity railway station, which has frequent services to London Paddington in less than two hours. The market town of Ilminster is 6 miles and the A303 is within easy driving distance. Taunton is 5 miles away and provides a wide range of amenities and is highly regarded for its schools in both the state and private sectors.

DESCRIPTION

Set within approximately 23 acres of beautifully arranged gardens and paddocks, Riplot House is an exceptional detached country home that blends an original farmhouse with elegant modern living. A thoughtful, architect-designed extension has created a residence of space, character, and refined comfort.

ACCOMMODATION

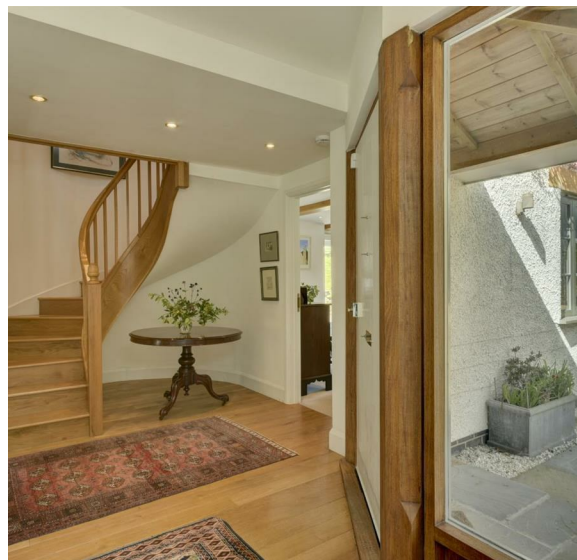
The front door opens into an inviting entrance hall, where a beautifully hand-crafted oak turning staircase leads up to the first floor.

The drawing room is a wonderfully light and impressive space, enjoying a triple aspect, with French doors to the gardens, and a striking inset open fireplace. A wide opening leads into the garden room, a peaceful retreat with further French doors leading out onto the south-west facing terrace which is the perfect spot for afternoon sun.

From here, a glazed door leads to the delightful music room/study, finished with a herringbone wood block floor, bespoke oak bookcases, and a Victorian-style fireplace, creating a warm and characterful workspace.

At the heart of the home lies the dining room, rich with period atmosphere, boasting an original beamed ceiling and handsome Minster brick fireplace. A door leads to the kitchen/breakfast room, fitted with oak-fronted cabinetry, granite worktops, induction/conventional hob, double oven, under-counter fridge and freezer, and dishwasher. A traditional pantry sits to the northern elevation, and a second, original oak staircase rises to a galleried landing.

To the rear, a practical utility/boot room houses the Grant oil-fired boiler and provides access to an inner lobby, understairs storage, and cloakroom.





From the main entrance hall the hand-crafted oak staircase sweeps up to a spacious landing where the principal bedroom enjoys a beautiful double aspect outlook across the grounds. This suite includes a dressing room and an en-suite bathroom fitted with marble basin, panelled bath, Mira shower, and WC.

The family bathroom offers a panelled bath, shower, WC, and wash basin. From the inner landing, steps lead to an impressive double aspect guest bedroom, with Victorian-style fireplace, and an en-suite shower room with Aqualisa shower.

A further well-proportioned bedroom benefits from extensive built-in cupboards. The galleried landing provides a versatile study/sitting area, with a second airing cupboard and access to the fourth bedroom — another generous double with excellent built-in storage. Adjacent is a further stylish bathroom with bath, shower, WC, bidet, and contemporary glass wash basin.

OUTSIDE

The grounds surrounding Ripland House are a notable feature of the property. The gently sloping lawns and terraced gardens provide a beautiful setting throughout the seasons with a variety of herbaceous borders, mature shrubs and specimen trees, and a terrace, close to the house.

Two paddocks, together with an orchard and five fields — one with double mobile stable — make the property ideal for equestrian or smallholding interests extending to approximately twenty three acres in total with a borehole providing water to the land.

The three-bay garage and original cider barn/stable provide valuable additional storage and potential for further adaptation (subject to permissions).

SERVICES

Mains electricity, water. Private drainage - sewage treatment plant installed 2020. Oil fired central heating and hot water. A borehole with immersion pump provides water to the fields - ask agent for further details. Standard broadband available (Ofcom), mobile signal good outdoors with EE and Three, variable with other providers (Ofcom). Please note the agents have not inspected or tested the services.

DIRECTIONS

From Junction 25 of the M5 Motorway take the A358 east towards Ilminster. Proceed through Henlade and through the traffic lights. take the next turning after the Hatch Beauchamp turning signposted to West Hatch. Proceed along this road through the hamlet and the property is the third on the right hand side.

Approximate Gross Internal Area = 260.6 sq m / 2806 sq ft
(Excluding Outbuildings / Garage / Carport)

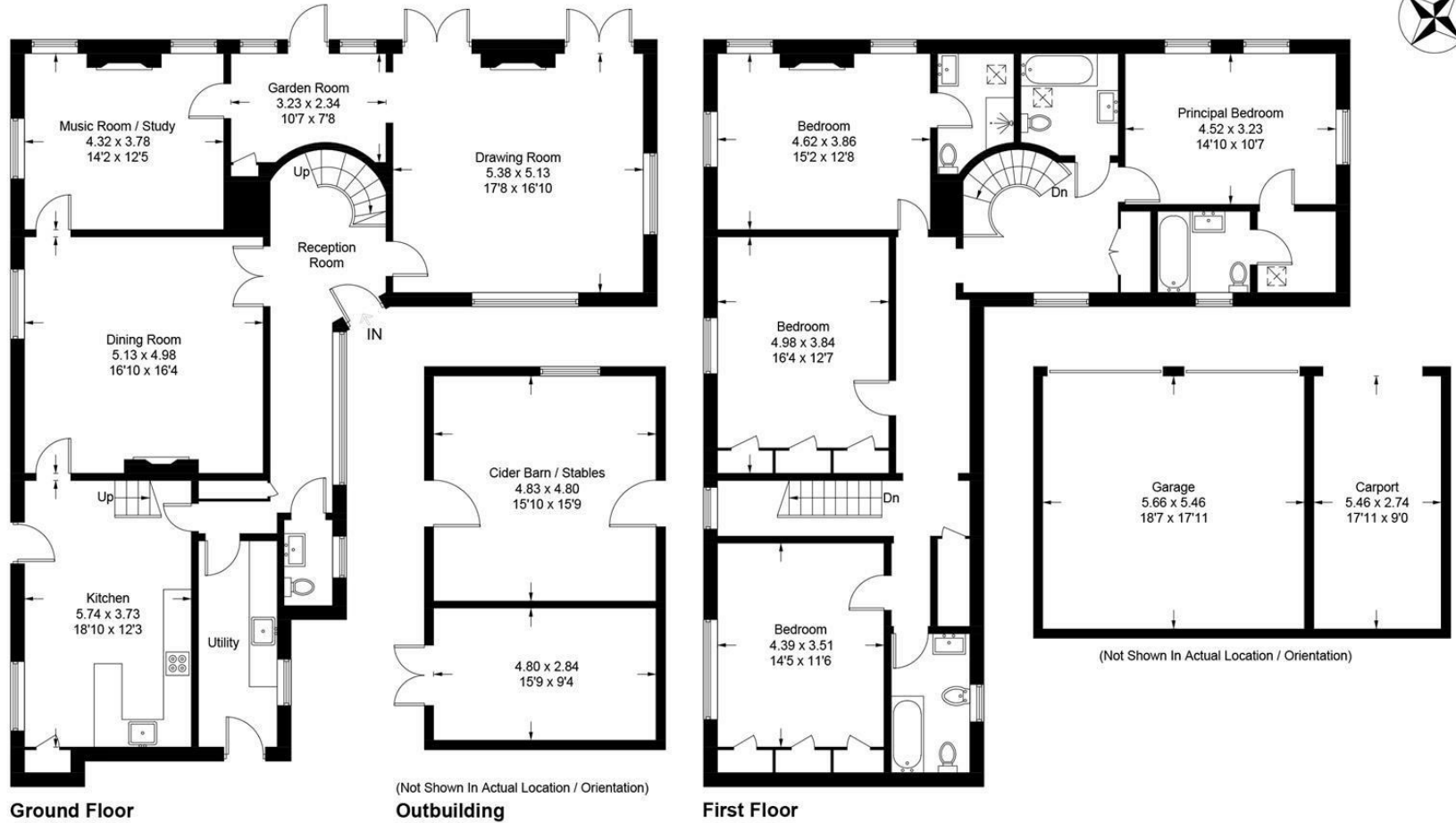


Illustration for identification purposes only, measurements are approximate,
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



