



STAGS

9 Highlands

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Taunton, TA1 4HP

- Kitchen/breakfast room
- Study/dining room
- Sitting room
- Loggia
- Four bedrooms
- Family bathroom
- Double garage
- Outbuildings

Guide price £515,000

Situation

9 Highlands is an imposing detached 1930s house, situated in Highlands, which is a highly regarded quiet residential area in an elevated position close to the nearby Trull Road. The property is situated at the start of an exclusive cul-de-sac with a superb outlook over the Blackdown Hills, especially from the first floor bedrooms. Taunton, the County Town of Somerset, is well known for its excellent schools, county cricket ground, racecourse and the Brewhouse Theatre. The town centre has many well known high street shops and amenities, excellent communications including a main line railway station and access to the M5 motorway at Junction 25.

Description

9 Highlands is a unique 1930s property, built in the Arts and Crafts style. The house is approached off Highlands with a driveway that leads up to the garage and front door. The property has colour washed rendered elevations beneath a tiled roof, double glazed windows and benefits from many charming period features which have been enhanced with a sympathetic modernisation programme. The property now offers spacious accommodation and is a wonderful balance of period charm as well as modern amenities.

Ground floor accommodation

In detail the accommodation comprises a covered porch, which leads to the original front door and through into the entrance hall with a mat well and an oak floor together with a turning staircase rising to the first floor. The downstairs cloakroom has a porthole window, low



A wonderful detached Arts and Crafts style property situated in one of Taunton's premier addresses, with a large south facing garden.





level WC and wash hand basin. The sitting room is a delightful triple aspect room with a brick fireplace and tiled mantel piece. Sliding doors give access to the loggia and there is a matching pair of stained glass windows. The study is a highly adaptable room and could be used as a dining room, benefiting from lovely views south, over the garden, with a door to the loggia and a serving hatch to the kitchen. The Kitchen is a fine feature of the property and has been fully fitted with a range of high and low level units to include a one and a half bowl single drainer sink unit with rolled wooden worktop and surfaces. There is a fitted Samsung oven, hob and fitted fridge. The kitchen has lovely views over the garden, a stable door to outside and there is a fitted cupboard in the breakfast area with plumbing for a washing machine, tumble drier, and also houses the boiler. There is an internal door to the double garage which is currently sub divided and provides garaging and workshop space.

First Floor accommodation

The stairs lead up the first floor via a half landing with a bay window overlooking the front of the property. The landing is a large open area with access to an airing cupboard and the property benefits from four bedrooms. One of the bedrooms is currently used as an studio and faces the front of the property and has a range of fitted units and cupboards. The other bedrooms have lovely views south over the garden and Blackdown Hills beyond. The two main bedrooms have fitted wardrobes with sliding doors. The family bathroom is fitted with a wash hand basin, low level WC, and panelled bath with shower over. There is ladder access to the roof void from the landing and there is a large roof space which is boarded and insulated to a high standard and with a roof window.

Outside

The front of the property benefits from expanses of lawn with shaped flower and shrub borders. The rear garden is fully enclosed and very private with high quality lap fencing. In the garden there is a hobbies room with two separate areas, power and light connection as well as central heating. These rooms offer potential for a variety of uses and have been used as meeting rooms, therapy rooms and an artist studio. The main garden has a lovely loggia with a tiled floor which provides a wonderful sheltered area to sit out and views to the hills and over the garden. There is a further patio area, an expanse of lawn with delightful shrubs and flowers. A gate and archway leads through to the sculpture garden which has been landscaped beautifully by the current owners. Adjoining the sculpture garden is a summer studio which is a wonderful, peaceful retreat. There is also two further sheds.

Directions

Leave Taunton in a southerly direction heading towards Trull and Blagdon Hill. Continue along the Trull Road and at the Galmington roundabout continue straight on. Take the second turning left into Sherford Road and then the first turning left into Highlands. The property can be identified on the right hand side.





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



Stags

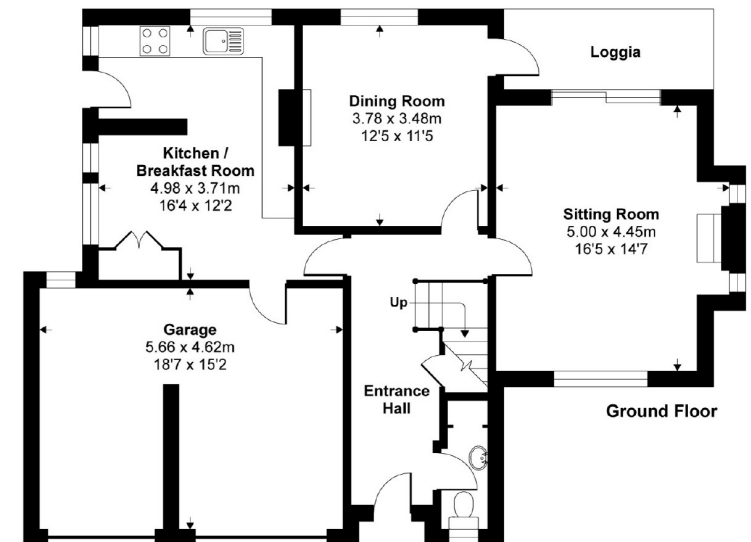
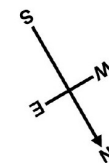
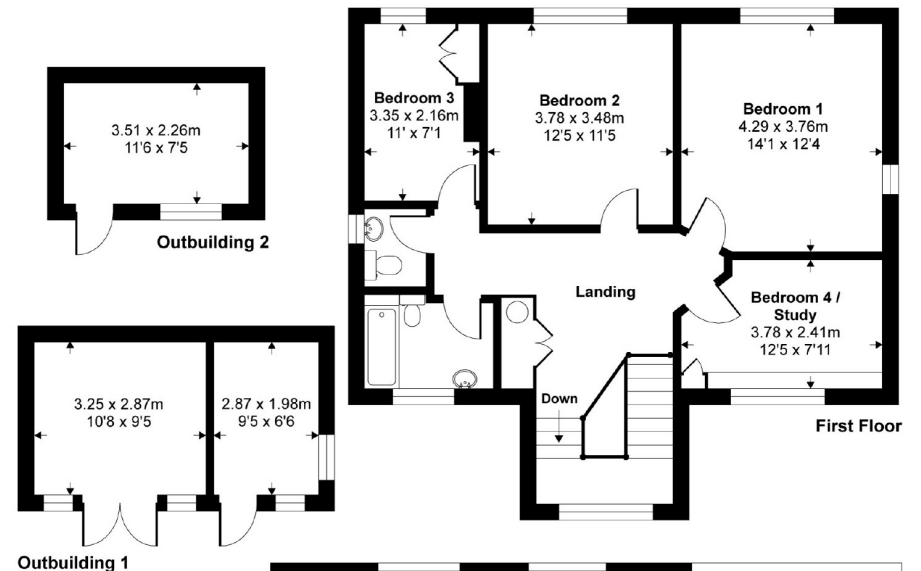
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Energy Efficiency Rating		Current	Potential
(30-44) A (45-49) B (50-59) C (60-69) D (70-79) E (80-89) F (90-100) G	Very energy efficient - lower running costs		
(1-10) A (11-15) B (16-20) C (21-25) D (26-30) E (31-35) F (36-40) G	Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC	

Approx. Gross Internal Floor Area
169.8 Sq Metres 1828 Sq Ft (Excludes Outbuildings / Includes Garage)



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale