



## Haymoor House

Moor Lane, North Curry, Taunton, Somerset, TA3 6JZ

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ESTATE AGENTS

A stunning, individual detached house, offering light and airy open plan living, designed to be as efficient as possible, enjoying far reaching rural views and situated within walking distance of good village amenities, in grounds of about 1 acre.



### Key features

- Spacious reception hall with built in cupboards
- Large double aspect vaulted living room with fireplace and bi-fold doors to garden
- Superb and beautifully fitted kitchen/breakfast room
- Utility room and cloakroom
- Ground floor bedroom with en suite shower room
- Galleried landing with mezzanine study area
- Master bedroom with en suite shower room
- 2 further bedrooms and family shower room
- Large gardens and grounds of about 1 acre
- Sought after village and within walking distance to good local amenities

### Services

All mains services connected. Gas central heating

### EPC Rating

Band C (77)

### Council Tax

Band F



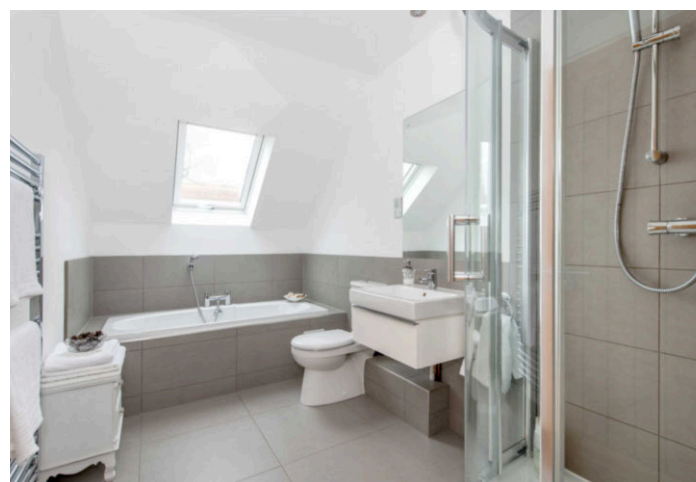


### **The Property**

Built in 2012, this stunning individual detached house has been designed to provide particularly light and airy open plan accommodation which takes full advantage of the wonderful setting. The property is double glazed and has under floor gas-fired central heating. The house is beautifully presented and stands in gardens and grounds extending to about 1 acre.

### **The Accommodation**

In summary this comprises; spacious and welcoming reception hall with twin storage cupboards and door to the rear garden. Sliding doors separate the hall from the living room which is of impressive proportions and has a vaulted ceiling with roof lights which flood this room with natural light. Bi fold doors afford a lovely outlook over the rear garden and there is also an inset log burning stove. The kitchen/breakfast room is beautifully fitted and includes a central island creating a focal point for casual entertaining. There are an excellent range of built in units and appliances. A ground floor bedroom can also be used as an additional reception room and has an en suite shower room. Also on the ground floor is a utility room and cloakroom.



### **First floor**

On the first floor level is a spacious galleried landing with a mezzanine study overlooking the living room.



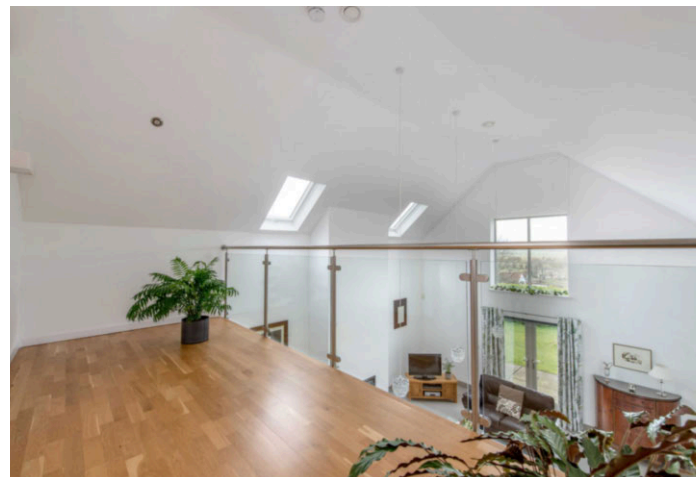
The well proportioned master bedroom has an en suite shower room and built in wardrobes. There are 2 further bedrooms and a family shower room.

### Outside

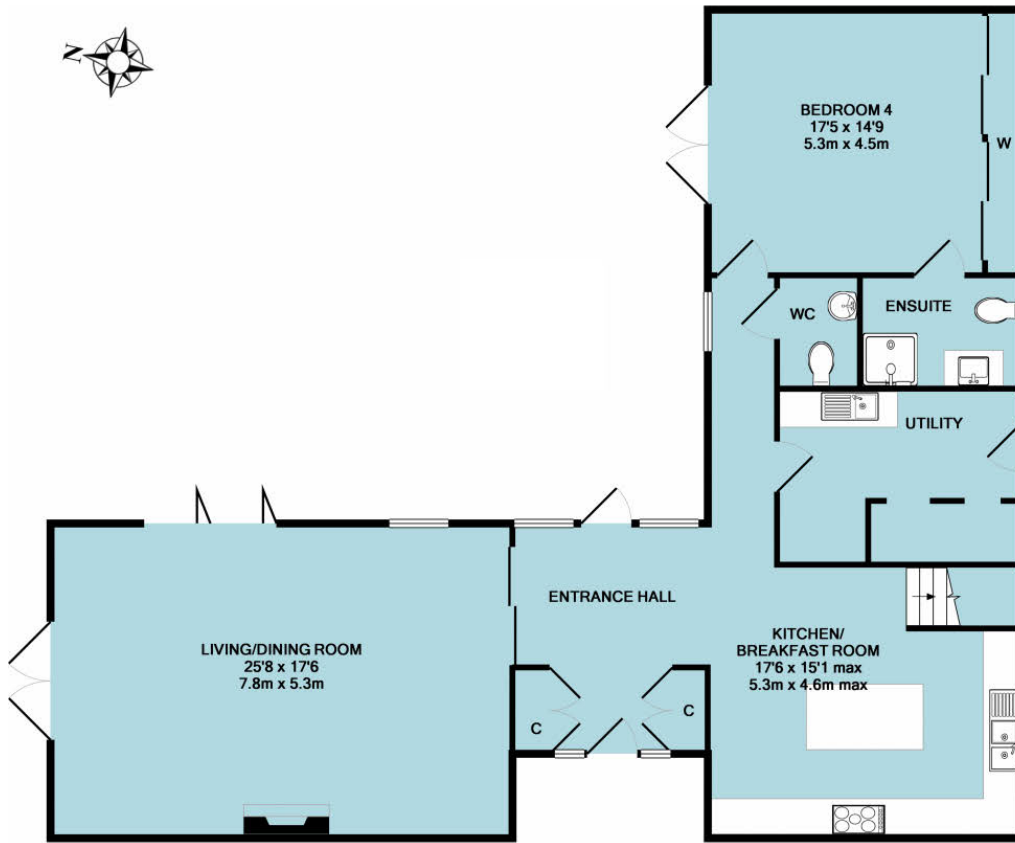
The property is approached over a driveway leading to a generous parking area for numerous vehicles. The garden lies to the rear of the house and is predominantly lawned and enjoys far reaching views over the Somerset levels. Adjoining the house is a paved terrace, providing an attractive sitting/dining out area . Beyond the lawn is a small paddock/orchard and in all the gardens and grounds extend to about 1 acre.

### Situation

Haymoor House enjoys an elevated location overlooking the Somerset levels and combines the attractions of a rural outlook with the convenience of being within walking distance of good local amenities. North Curry provides a thriving village community with many clubs and organisations. The village centre is within walking distance and here can be found a traditional village green surrounded by many interesting and individual period homes. Amenities include a shop, pub, coffee shop, village hall, playing field, cricket club, Doctor's surgery and primary school. The adjacent parish church is known as the Cathedral of the Moors.

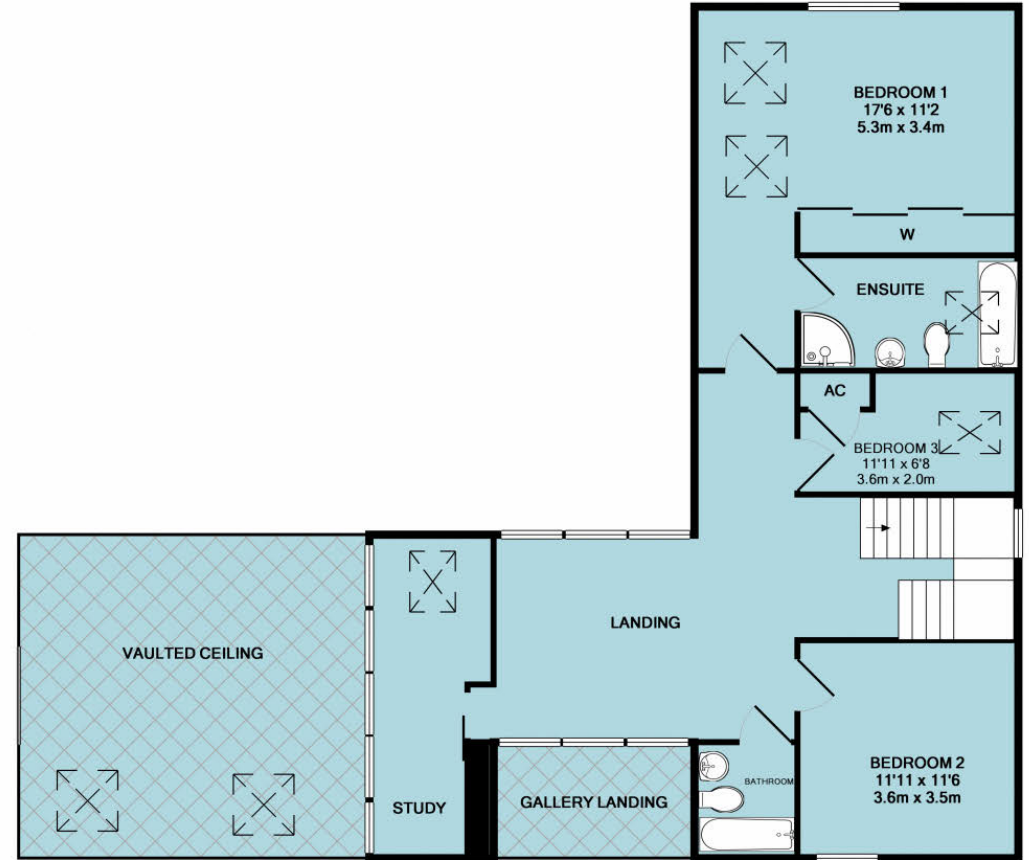






GROUND FLOOR  
APPROX. FLOOR  
AREA 1395 SQ.FT.  
(129.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 2433 SQ.FT. (226.0 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix



1ST FLOOR  
APPROX. FLOOR  
AREA 1039 SQ.FT.  
(96.5 SQ.M.)

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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