



## Red Rose Apiaries

Hatch Beachamp, Taunton TA3 6AF

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A stunning new contemporary designed detached 5/6 bedroomed (all ensuite) family home located in a peaceful and private location on the edge of this desirable village, including a detached triple garage with ancillary accommodation over, is set within just under 3 acres of gardens and grounds surrounded by glorious open countryside.

- Detached new contemporary style home
- 5/6 bedrooms (all with en suites)
- Open plan kitchen/diner/family room
- Sitting room and snug
- Detached triple garage with office space over
- Grounds extending to just under 3 acres

#### THE AGENT SAYS...

Red Rose Aperies is a stunning detached 5/6 bedroomed family home that was commissioned and completed just over a year ago by the current owners. The property is built to a high specification constructed with the use of distinctive blue Lias stone combined with natural seasoned Siberian Larch creates an appealing and unique style, with aluminum clad wood windows, spread over three floors to offer spacious accommodation. The property's appealing contemporary architectural design provides an impressive layout offering superb efficient family living allowing flexibility for a large family and guests.

#### ACCOMMODATION

The accommodation comprises a reception hall including two large cloak cupboards either side of the entrance. Luxury vinyl tiled (LTV) flooring extends into a separate



cloakroom finished to a modern design. The main staircase is to the far side and combines glass panels and oak handrails that lead up to two further floors. A spacious sitting room enjoys a dual aspect looking out to the front and side of the property and features a modern contemporary designed electric wall fire. LVT flooring continues through internal double doors into a family room and dining area. This impressive open plan design enjoys full width picture windows including large sliding doors that open out to a large sun terrace enjoying views across the garden and grounds towards wonderful open countryside beyond. This continues through to an exceptionally spacious kitchen/breakfast room; this impressive space offers a comprehensive range of stylish wall and base units all fitted to a high specification and provides superb storage. This in turn is complemented by stunning matt granite work surfaces in a soft grey tone. A feature central oversized workstation island offers an extended preparation area with further storage and breakfast bar seating at one end. An impressive walk-in larder/pantry is fitted with shelving providing superb grocery storage. A comprehensive range of integrated appliances includes an induction hob with central extractor ventilation, twin eye level electric combination ovens, dishwasher and full height fridge/freezer. (NB. There is planning consent available to extend out from the kitchen to the side of the sun terrace creating a stunning garden room and balcony to main bedroom – Details upon request). Continues into a spacious utility room finished to the same standard and design as the kitchen including wall and base storage units with space for a washing machine and dryer. Ample cloak and boot storage runs along one side with doors opening into a plant room /store. A door gives access to the side garden and surrounding grounds. Following the main staircase to the first floor this opens into a most attractive sitting / reading area that enjoys a full height cathedral glazed window looking towards



elevated countryside views. The principal bedroom is exceptionally spacious with large picture windows looking across the grounds and open fields beyond. The ensuite bathroom includes a large walk-in shower and vanity unit, all appointed to a high standard. A large dressing room with a window looking out to the front is fitted with a range of wardrobe storage. There are two further double bedrooms on this floor both with ensuite shower rooms. A linen cupboard with shelving completes the first floor arrangement. Following up to the second floor there are two further double bedrooms both with spacious ensuite shower rooms. A special feature of both these rooms is an impressive full height velux window that opens in two directions creating a balcony that allows a platform to take in the panoramic views of the grounds and surrounding countryside. This completes the main house arrangement.

#### GARAGE & ANCILLARY ACCOMMODATION

A detached triple garage with electric roller doors can be found to the side of the entrance and drive with parking space for several cars and access to the grounds. An outside staircase leads up to two further rooms running over the garage with a separate cloakroom at the far end. This offers superb extended flexibility to the property and a number of alternative uses including a home office / business facility as well as extended accommodation for family or guests.

#### GARDENS AND GROUNDS

The property is approached off a quiet country lane located on the outskirts of the village. The entrance leads on to a spacious drive to the side and front of the detached garage with ample parking and turning for several cars. The garden area is currently to the front and side of the property to include the main pathway leading to the front entrance. This is flanked either side with raised borders





# Red Rose Apiaries, Hatch Beauchamp, Taunton, TA3

Approximate Area = 3198 sq ft / 297 sq m (excludes voids)

Garage = 850 sq ft / 78.9 sq m

Limited Use Area(s) = 369 sq ft / 34.2 sq m

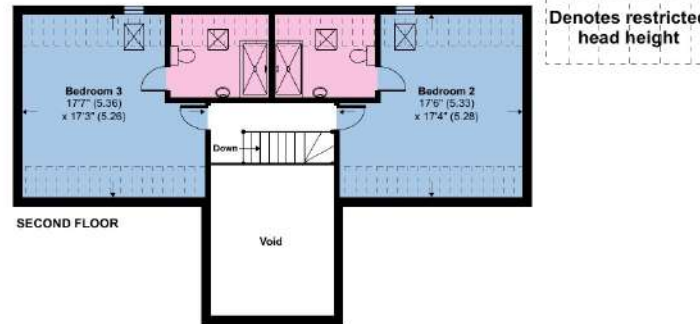
Total = 4417 sq ft / 410.3 sq m

For identification only - Not to scale



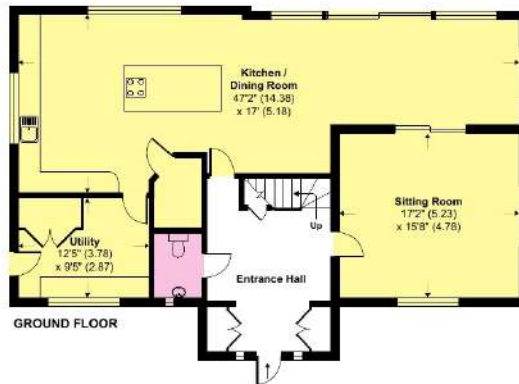
GARAGE GROUND FLOOR

GARAGE FIRST FLOOR

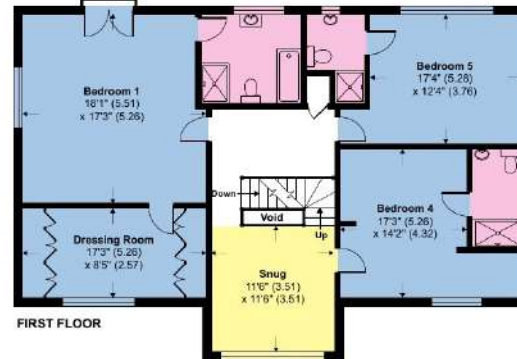


SECOND FLOOR

Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Humberts. REF: 837736

filled with a variety of interesting ornamental shrubs and herbaceous flowering plants. A boundary hedge has been planted, this continues to join the stone tiled sun terrace to the rear of the property, opening out to an impressive outside entertaining and seating area perfect for alfresco dining. There is further scope to continue the landscaping to the far side of the house to ones own specification. All of this looks out across the rest of the grounds and wonderful views to open country. This is all pasture and could be divided into paddocks if so required. A pretty stream runs along the very far boundary.

## SERVICES & EPC

Mains water, gas and electricity. Private drainage. Council Tax Band G - Somerset West and Taunton. EPC Rating B

NB: The photographs were taken in 2022.

## DIRECTIONS

Leaving Taunton follow the A358 towards Yeovil and Ilminster. Take the turning to the left signposted Hatch Beauchamp and follow into the village. Approaching the Hatch Inn pub bear left into Station Road. Continue along the road passing the right turn into Home Orchard. On a right hand bend turn immediately left on to Belmont Road and follow this lane for approx quarter of a mile where Red Rose Apiaries and the entrance can be seen immediately on the right.

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