HARTSWELL HOUSE

HARTSWELL, WIVELISCOMBE, TAUNTON, SOMERSET



JACKSON-STOPS



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A particularly handsome early Georgian house, Listed Grade II, with a detached three bedroomed cottage set within grounds of about 1.84 acres on the edge of a popular small market town.



DISTANCES/TIMES (approximate)

WELLINGTON 4.5 MILES
M5 MOTORWAY (JUNCTION 26) 9.2 MILES
TAUNTON 11.5 MILES
EXETER 31 MILES
BRISTOL 62 MILES
TAUNTON TRAIN TO LONDON PADDINGTON
1.45 HOURS ON THE FAST SERVICE

FEATURES

- Porch
- Reception Hall
- Dining Room
- Drawing Room
- Sitting Room
- Kitchen With Aga
- Breakfast Room
- Rear Hall/Boot Room
- Cloakroom
- Utility/Rear Kitchen
- Pantry
- Wine Store
- Principal En Suite Bedroom
- Four Further Bedrooms
- Two Family Bathrooms
- Three Bedroomed Detached Cottage
- Original Outbuildings
- Beautifully Timbered Gardens
- In All Approximately 1.84 Acres



LOCATION

Hartswell House occupies a prominent and highly convenient setting, being within a few minutes' walk of the centre of Wiveliscombe. The small market town offers an excellent range of day-to-day amenities, with a variety of shops including a Co-op store, traditional butcher, delicatessen, hardware store, chemist, gun shop and many more. There is also The Bear Inn, The White Hart Hotel, Restaurant and Bar, cafes and an excellent sports field where there are active rugby, cricket and tennis clubs, and a heated outdoor swimming pool. The town also has well-respected junior and senior schools. Wellington is about four and a half miles away, having a well-known junior and senior independent school, good day-to-day shops and a Waitrose store. Taunton, the County Town of Somerset, is also within easy reach with its shopping centre, highly regarded independent schools and the County Cricket Ground. The area has excellent sporting facilities with a selection of golf courses found nearby, fishing, sailing, canoeing and windsurfing at Wimbleball Lake, fishing at Clatworthy and endless walking and riding countryside found on The Brendon, Quantock and Blackdown Hills.

THE PROPERTY

This lovely old Georgian house, with its classical façade, enjoys glorious southerly outlooks over beautifully timbered gardens of approximately 1.84 acres and surrounding fields. It has provided a perfect family home for many years and has an excellent combination of reception space with an attractive drawing room with double doors leading through to a sitting room, a separate dining room and a large family kitchen with Aga and an adjoining breakfast room that could also be used as an office. Good sized bedrooms, including three principal bedrooms, enjoying glorious outlooks, and two further doubles.

In addition to the main house, an excellent detached three-bedroom cottage, with its own garden lies adjacent and provides an ideal opportunity for those wishing to accommodate relatives or wanting a letting income.

GARDENS AND GROUNDS

The drive into the property passes between a kitchen garden and lovely lawned gardens that stretch out and extend across the front of the property, being shaded by several magnificent trees. A lovely former lawn tennis court provides an excellent play area or perfect setting for a marquee. There is a range of useful outbuildings to the rear of the house, including an original stable and garden/log store.

LOCAL DIRECTIONS: (POST CODE: TA4 2NF)

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PROPERTY INFORMATION

Postcode: TA4 2NF.

Services: Mains water, electricity and drainage. Mains gas. Gas fired central heating.

Local Authority: Somerset Council, County Hall, The Crescent, Taunton, TA1 4DY. Telephone: 0300 123 2224. www.somerset.gov.uk

Tax Band: G. EPC Rating: D.

Contents, fixtures and fittings: Unless specifically mentioned in these particulars, all contents, fixtures and fittings, carpets and curtains are specifically excluded from the sale. Certain items may be available by separate negotiation.

Viewing: By appointment with the sole agents Jackson-Stops, Taunton office: 13 Hammet Street, Taunton, Somerset TA1 1RN. Telephone: 01823 325144.

Photographs taken and Details prepared in October 2026.

For sale by private treaty with vacant possession on completion.




COTTAGE


COTTAGE



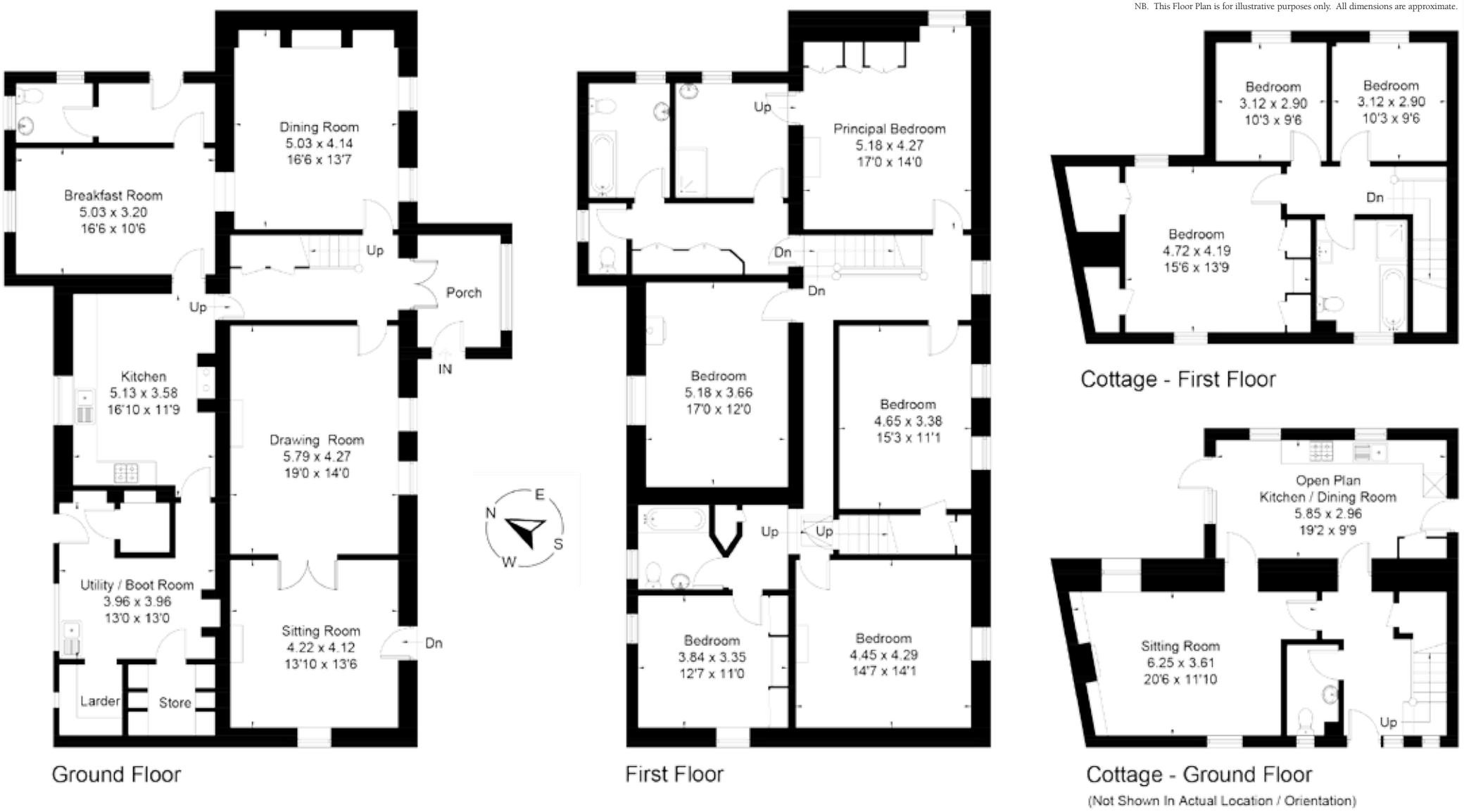



COTTAGE

HARTSWELL HOUSE, HARTSWELL, WIVELISCOMBE, TAUNTON, SOMERSET, TA4 2NF

Approximate Floor Area = 307.3 sq m / 3308 sq ft
Cottage = 114 sq m / 1227 sq ft
Total = 421.3 sq m / 4535 sq ft

NB. This Floor Plan is for illustrative purposes only. All dimensions are approximate.



Important Notice: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



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