Thorn Falcon House
THORNFALCON • NR TAUNTON • SOMERSET

Taunton 5 miles • North Curry 3 miles • Ilminster (A303) 8 miles • Exeter 35 miles
Bristol 45 miles London Paddington in 1hr 45minutes.
(All mileages / times approximate)

A quintessential Georgian Former Rectory, beautifully restored,
with enchanting secluded grounds.

Pillared Entrance Porch • Reception Hall • Drawing Room • Library / Study • Dining Room • Staircase Hall
Cloakroom • Double Aspect Kitchen with Aga • Breakfast Room opening to Courtyard • Sitting Room
Boot Room / Flower Room • Office • Laundry Room

Principal Bedroom Suite with Two En Suite Bath / Dressing Rooms
Principal Guest En Suite Bedroom • Five Further Bedrooms • Two Further Bathrooms

Front and Rear Gated Gravel Drives • Manageable Formal Gardens • Avenue of Poplars • Other Fine Mature Trees
Stables & Workshop • Coach House (with planning permission for ancillary accommodation)
Swimming Pool • Tennis Court • Walled Garden • Croquet Lawn • Kitchen Garden
Garage, Machinery Store & Potting Shed • Paddocks • Orchard • Small Copse

In all about 3.614 hectares (8.931 acres)

A recently refurbished three bedroom cottage is also available through separate negotiation.
SITUATION
Thorn Falcon House occupies an enchanting, private setting beside the medieval church of The Holy Cross. Thornfalcon is an ancient hamlet of scattered farmhouses and cottages, and is secluded, but within easy reach of excellent communications. Taunton, the County town of Somerset is situated five miles away, and is home to the County Cricket Ground. The area is well known for its wide range of excellent schools, both in the state and independent sectors with Taunton School, Kings and Queens Colleges, Kings Hall Preparatory School and Richard Huish Sixth Form College. Other well-known independent schools are within easy reach and include Blundell’s at Tiverton, Wellington School, Exeter Cathedral School, Sherborne, Millfield and Hazlegrove. West Somerset is renowned for its stunning landscape and includes the Quantock Hills, the Brendon Hills, and the Blackdown Hills, all providing ideal riding and walking countryside.

COMMUNICATIONS AND TRANSPORT
Communications are excellent with the M5 Motorway, accessible from nearby Taunton at Junction 25, providing fast and easy access to Exeter, Bristol, The Midlands, and London (via the M4). The A303 also can be joined at Ilminster providing a good route to London. Taunton has a main line station, with fast trains to London Paddington scheduled to arrive within one hour and forty five minutes. Taunton also has regular train services to Bristol and The Midlands. Bristol and Exeter airports both provide regular flights to the continent and to the USA, and are both located within one hour’s drive. For those wishing to travel to the continent by ferry, there are ports at Plymouth, Weymouth and Poole.

SPORT AND RECREATION
For those with equestrian interests, there are a number of packs of Fox Hounds and Stag Hounds hosting annual point to point meetings throughout the area. Taunton Racecourse is located five miles away, and other races can be found at Haldon Hill near Exeter, Wincanton and Newton Abbot. There are a number of well-respected golf courses nearby, the best known being Pickeridge Golf Club. Burnham and Berrow, in Burnham-on-Sea, Enmore, Tiverton and Honiton also located within an hour. Pheasant shooting on Exmoor and fishing on the Exe and Barle are accessible, and sailing can be enjoyed at Weymouth, Exmouth and Dartmouth.
THE PROPERTY
Thorn Falcon House is Listed Grade II, as being of special architectural and historic interest and occupies a rare, rural, yet not remote setting. The handsome Georgian façade faces due South, and enjoys light through floor-to-ceiling sash windows to the East and West. The property has in recent years been the subject of a complete but sympathetic restoration programme and retains all the elegance and refinement of its period. The original house dates to the Queen Anne period, and was added to in the early Nineteenth Century. It now provides a pleasing blend of light and well-proportioned rooms adorned with the fine architectural features of the period. The Regency Gothic windows, of the Northern wing, are a particularly attractive feature of the house.
**ACCOMMODATION**

A **Pillared Entrance Porch** with double panelled front doors leads into the:

**Reception Hall:** With deep ceiling cornice, and a beautiful turning staircase with swan neck hand rail is lit by a tall small pane window. Doors lead through to the beautifully proportioned:

**Drawing room:** With floor to ceiling small pane sash windows, with wooden panel surrounds and shutters, deep ceiling cornice, and a fire place with high marble mantelpiece and open hearth. A panelled arch way leads to the:

**Library / Study:** With fire place and jet master grate, and low level cupboards and bookcases. French doors lead into the garden and enjoy lovely outlooks along the avenue of trees.

**Dining Room:** Another beautifully proportioned room, with fireplace with marble mantelpiece and open hearth, and two floor to ceiling windows with shutters, the East window looking towards the Church.

**Inner hall:** Providing space for coat hooks, with a flagstone floor and door to the:

**Cloakroom:** With a Lefroy Brooks WC and a le Chapelle wash basin, flagstone floor and double Gothic arch external doors to the Eastern side of the house.

**Kitchen:** A beautifully light, West facing room, with a range of panel fronted wall and floor mounted cupboards with granite surfaces and a four oven electric Aga set into the fire place with over mantle and tile surround. There is also a deep double sink, and central island with granite top and a dresser style range of cupboards. The quarry tiled floor extends from the kitchen through to the:

**Breakfast Room:** With fire place and marble mantelpiece, and doors to the courtyard.

**Inner hall:** Provides doors through to the:

**Sitting Room:** With glorious views down through the gardens, large ingle nook style fireplace with wood burning stove, and built in low level cupboards with display/book shelves over.

**Boot Room / Flower Room:** With brick floor, contains an old Belfast sink, built in cupboards, and a state of the art Okofen bio-mass 48KW boiler, which provides central heating and domestic hot water. There is also a door out to the courtyard.

**Rear Hall:** Provides a secondary stair case up to first floor:

**Office:** With lovely views out to the garden.

**Outer Lobby:** With door to the garden, and opening through to the:

**Laundry Room:** With deep sink and plumbing for washing machine and space for other white good appliances.
FIRST FLOOR

On the first floor there is a beautifully light landing with steps up to the:

Principal Bedroom Suite: With two windows, marble fire place, cornice and doors through to an:

En Suite Shower / Dressing Room: Fitted with corner shower, WC, wash basin and excellent range of built in cupboards.

En Suite Bathroom: With a corner shower, free standing roll top bath, WC and wash basin. In addition there is a pretty fire place and arch way to a:

Dressing Room: With excellent cedar lined built in wardrobe and dressing mirror.

Principal Guest Bedroom: With double aspect and outlooks to the Church, a fireplace, and a door through to the:

En Suite Bathroom: With wash basin set upon a wooden wash stand, panelled bath with shower and WC.

Inner Landing: Providing access to the:

Bathroom: With wash basin, WC, and roll topped bath with shower.

Five Further Bedrooms: All with wash basins.

Family Bathroom: With WC, roll topped bath, wash hand basin, shower, tiled walls and built in cupboards with hot water cylinder.

Rear Staircase.
Ground floor

- Drawing Room: 24' (7.32) x 17'9 (5.41)
- Library / Study: 15' (4.86) x 13'9 (4.19)
- Sitting Room: 17' (5.18) max x 15'9 (5.11) max
- Kitchen: 21'4 (6.60) x 14'9 (4.50)
- Reception Hall
- Dining Room: 24' (7.32) x 18' (5.49)
- Breakfast Room: 18' (5.49) x 12'3 (3.73)
- Boot Room: 13'3 (4.04) x 13'2 (4.01)
- Office: 11'8 (3.66) x 9'11 (3.02)
- Laundry Room
- Court Yard: 44'7 (13.59) x 32'2 (9.80)
- Plant Room
- Store
First floor

Gross internal area (approx.)
7535 sq ft / 700 sq m (excludes plant room & store)

For identification purposes only - Not to scale
OUTSIDE

It is the setting, grounds and facilities at Thorn Falcon House that make this property so special. The Main Carriage Drive, from the gated entrance on Church Lane, winds up to the gravel sweep at the front of the house, where there is Ample Parking, and continues around the house to a further Courtyard with a traditional range of outbuildings. In addition, there is a secondary drive, passing the Church, where there is a pedestrian gate into the church yard. A majestic copper beech occupies a commanding position in the centre of the West lawn together with a formal parterre garden, providing a delightful vista from all rooms on this elevation, through the avenue of poplars and down to the Western gated entrance. The sunken enclosed Courtyard leading off the breakfast room is particularly attractive, providing sheltered outdoor living and entertaining space, surrounded by raised beds and a range of outbuildings and stores. Steps lead up to the Gravelled Higher Courtyard which is bounded on one side by a Single Detached Garage, measuring 5.43m x 3.74m. The Coach House is partly covered by wisteria, and contains the original coach house and stables. The Original Coach House, measures 5.94m x 5.88m, and has a loft area, and a door leading through to the Original Stables (currently used as a workshop) with cobbled floor, measuring 4.94m x 3.95m. To the other side of the coach house lies a Further Original Stable, measuring 6.03m x 4.91m, and has planning permission approval to convert into ancillary accommodation. A room to the rear is fitted with a WC and wash basin, and provides a changing area and games storage. The roman style Swimming Pool and Croquet Lawn are sheltered and sit within the historic Walled Garden beside the Church. A wrought iron gate leads through into the Kitchen Garden, which has been well planned and includes raised beds, a greenhouse, soft fruit cage and a Potting Shed. The Tennis Court sits conveniently within the paddock and orchard. To the North of the house there is a small enclosure where four ground mounted Solar Panels are discreetly sited alongside the Chicken Run and Duck Paddock. The larger of the Paddocks lies to the North East of the property, and is ideal for keeping horses or livestock. A Further Paddock lies to the West of the property and is adjoined by a small copse of Woodland, with an old Pond.

The combination of well-ordered space, leisure facilities and walking and riding direct from the property, makes Thorn Falcon House the perfect family home.

In total, the gardens and grounds amount to 3.614 Hectares (8.931 Acres).

ROSE COTTAGE

Adjoining the North West of the property, and available by separate negotiation.
OTHER INFORMATION

SERVICES
Mains Electricity and Water. Private Drainage. A further private water supply, with well, supplies eight taps throughout the gardens. Underfloor heating in the Reception Hall, Staircase Hall, Drawing Room and Library / Study. The house is fully wired with CAT5e Ethernet Data Cable, and wired with Coax cable for analogue transmission of television signals, the distribution of internet connectively, and telephones. The current television configuration allows the Sky TV signals (or Freesat) to be transmitted to a maximum of 10 locations simultaneously around the house. Sky satellite is currently installed. The current internet is capable of a 14MB downloaded speed and 1MB upload speed, with ADSL2+ connectivity support.

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