

DENZEL HOUSE



CROWCOMBE HEATHFIELD • TAUNTON • SOMERSET





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*A magnificent contemporary country house, beautifully appointed
and set within well-timbered grounds*

Entrance Porch • Double Height Reception Hall • Cloakroom • Drawing Room • Snug
Dining Room with Library • Inner Hall with Cloaks Cupboard • Cellar • Sitting Room
Beautifully Fitted Kitchen • Utility Hall • Boot Room • Laundry • Second Cloakroom

First Floor Galleried Landing • Principal Bedroom Suite with Dressing Room & Bathroom
Two Guest Suites • Second Floor Landing • Four Bedrooms (One En Suite)
Family Shower Room & Bathroom

Guest Pavilion

Open Reception Room with Kitchen • Cloakroom • Studio / Games Room / Gym • Bathroom

Open Fronted Triple Garage • Lock-Up Garage • First Floor Studio • Indoor Swimming Pool
All-Weather Tennis Court • Carriage Drive • Extensive Lawned Gardens

In all about 1.369 hectares (3.384 acres)

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Taunton, Somerset
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Situation

Denzel House occupies a peaceful country setting in a highly favoured area at the foot of the Quantock Hills. Crowcombe Heathfield has its own steam railway station with steam trains passing through from Bishops Lydeard to Minehead during the summer season, creating a wonderful 'Railway Children' atmosphere. The village of Crowcombe is nearby with the majestic Crowcombe Court, a church and village inn. The famous Victorian seaside resort of Minehead is nearby and in the opposite direction, Taunton, the County Town of Somerset which has a good shopping centre and a number

of highly-respected independent schools including King's and Queen's Colleges, Taunton School and the Richard Huish Sixth Form College. Taunton is also the home of the County Cricket Ground and a number of popular golf courses. The property is set within the lower slopes of the Quantock Hills providing excellent walking and riding countryside. Wimbleball Lake provides dinghy sailing, canoeing and windsurfing and Clatworthy is well known for its fishing. The Brendons and the Blackdowns provide wonderful landscapes.

Communications

The property is found within easy reach of the A358, which is the main road passing between Taunton and Minehead. A cross country route passes over the Quantock Hills to Bridgwater where the M5 motorway can be joined at Junctions 24 & 23. The M5 motorway can also be joined at Taunton (Junction 25) and beyond Taunton, the A303 provides fast and easy access to London. Taunton has a mainline station providing trains on the Great Western Service, the fast trains scheduled to arrive at London Paddington within an hour and forty five minutes. Airports are found at both Exeter

and Bristol, providing continental and international flights and for those wishing to travel to the continent by ferry, there are ferry ports at Plymouth, Weymouth and Southampton.

- Taunton 10.5 miles
 - Minehead 15 miles
 - Exeter 42 miles
 - Bristol 58 miles
- (All mileages approximate)







The Property

This particularly handsome country house was originally built in 1903 with a traditional exterior, but within lies a surprisingly contemporary and spacious combination of reception space and bedrooms. With great attention to detail throughout and an elaborate specification, the property has excellent 'green' credentials with high levels of insulation, double glazed sash windows and air source heating. A pleasing blend of traditional styles, including high ceiling rooms with generous cornices, panelled doors and a fine sweeping staircase is enhanced with a beautiful kitchen, fitted by Charles Yorke, with walnut fronted furniture and a range of Wolf and Miele appliances. The property provides an ideal family house with a beautifully designed indoor swimming pool, an all-weather tennis court and pavilion, which provides excellent entertaining space with home cinema and gym. The gardens provide a lovely tranquil setting and have been designed for ease of maintenance and include extensive lawns, sitting-out terraces and a rear garden with a screen of pleached limes.

Accommodation

Ground floor

A glazed door leads into the **Traditional Entrance Porch** with a tiled floor and handsome panelled door into the

Reception Hall being double height with elegant turning staircase, fireplace with French style cut stone mantelpiece and panelled doors leading through to the **Cloakroom** with WC with hidden cistern and rectangular wash basin set upon a wooden wash stand.

The **Drawing Room** is beautifully light, having a triple aspect, period fireplace, deep cornice and doors leading in to the

Snug with fireplace with cut stone mantelpiece, excellent oak bookcases with central recess for flat screen TV and a secret door opening into one of the three AV rooms serving the property.

The **Dining Room** has an oak floor, a bay window enjoying views over the rear garden, cut stone fireplace with Jetmaster grate, a deep cornice and extends into the **Library** with range of oak bookcases, desk and drawer chests. French doors lead out to the rear terrace.

The **Inner Hall** has a secondary staircase, cloaks cupboard and contemporary staircase leading down to





the **Cellar** area with down lighting. The cellar provides excellent storage. A door from the inner hall leads through to the

Sitting Room a lovely light room, being the centre of the house with fireplace with high mantelpiece and wood burning stove, a wall of cleverly designed cupboards and drawer chests with a concealed door leading to the second AV room. Steps lead down to the

Kitchen which is beautifully designed and fitted by Charles Yorke with a range of rich walnut fronted cabinets with central granite topped island with deep stainless steel sink with steaming hot water tap, mixer and extending spray tap. Two integrated dishwashers lay either side of the sink. The high quality appliances include a calor gas Wolf five-ring hob with Blanco canopy over, Wolf steamer and two ovens with plate warming drawer. There is a Sub-Zero refrigerator and a dresser style range of cupboards with Miele coffee making machine with cup warming drawer and wine cooler. There is ample space for a dining table, French doors out onto a front terrace and an opening through to a rear hall leading to the

Utility Room with excellent range of fitted high gloss fronted cupboards, plumbing for washing machines and door through to a

Cloakroom with WC and wash basin.

A **Boot Room** with hot water tanks and cylinders and a door to outside.

A door also leads from the **Rear Hall** into the **Indoor Pool Complex** with showers, WC, changing facilities and plant room.

First Floor

Galleried Landing with openings through to an **Inner Landing** and doors off to the **Principal Bedroom** a beautifully light room with triple aspect enjoying glorious views, period fireplace, deep cornice, down lighting and an opening through to an extensive

Dressing Room with walls of cupboards providing excellent hanging and drawer storage space and a large central drawer chest. The

En Suite Bathroom has been cleverly designed with a walk-in shower, central free-standing 'egg' bath with contemporary tap and spray shower, two oval wash basins set upon a dressing table with drawers below, WC and travertine tiled floor and heated towel rail.





An **En Suite Guest Bedroom** enjoys lovely views, period fireplace, recessed range of built-in cupboards and a door through to a

Bathroom with wash basin, walk-in shower and heated towel rail.

The **Principal Guest Bedroom** with glorious views up to the Quantock Hills, including 'Will's Neck'. Wall of extensive cupboards providing hanging space and shelved storage and door into the

En Suite Shower Room with WC, wash basin, walk-in shower and heated towel rail.

An **Inner Landing** has room for seating and a staircase leading up to the

Second Floor

Landing with

Bedroom with two windows enjoying glorious views, fireplace, built-in cupboards and shelves.

Bedroom with drawer chests, hanging space and

En Suite Bathroom with WC, bowl wash basin, roll-top bath with ball and claw feet.

Family Shower Room with shower, WC and wash basin.

Family Bathroom with wash basin set within the window sill, panelled bath, WC and heated towel rail.

Two Further Bedrooms of similar size, both with built-in cupboards, one with a deep wooden work surface the other with Art Deco fireplace hanging cupboard and drawer chest.

The Pavilion

Is found adjacent to the main house and has two sets of French doors opening out onto the front terrace and includes a wonderfully light open **Reception Room**, which doubles up as a **Home Cinema** with drop down screen and projector. There is a well-fitted **Kitchen Area** with high gloss fronted cupboards with central island with oak top with a four ring electric hob with extractor over, stainless steel sink and drawer chests, storage cupboard, double doors from the reception room leading out into a **Store**, which could also double up as a garage, and a staircase leads up to the first floor with well-fitted **Shower Room**, with walk-in shower, WC, wash basin and heated towel rail. The first floor of the pavilion is at present furnished as a **Gym**, has an oak floor and under eave storage cupboard which could be converted to a sauna.





Gardens & Grounds

A pillared entrance with double timber electronically operated gates lead into a gravelled carriage drive, which encircles a large expanse of lawn. There are two paved terraces at the front of the house providing good entertaining space, one immediately outside of the **Indoor Swimming Pool**. The **Pool Room** has been cleverly designed to blend perfectly with the house and is heated and measures approximately 30ft x 16ft (9.14m x 4.88m) with an overall depth of

approximately 5ft (1.52m). The **All-Weather Tennis Court** lies to the north and adjoins a small **Orchard Area**. The drive continues around between the house and the pavilion to the garage block, which includes **Three Open-Fronted Bays**, a **Lock-Up Garage** and a staircase that leads up to the **Studio** on the first floor, which includes a large, airy open space with wooden floor that has a **Shower Room** and **Kitchen Area**. The area around Crowcombe Heathfield is

known for its majestic avenues of beech trees, some of which provide a wonderful screen on the eastern boundary of Denzel House and continue around to the southern boundary with two copper beach tress guarding the entrance all with an under canopy of rhododendrons and azaleas. The rear garden stretches out to the west, is lawned and has pleached screens of limes. **In all the gardens and grounds amount to about 1.369 hectares (3.384 acres).**





Technology

The property benefits from the following technological systems: Lutron technology controlling both internal and external lighting (some rooms have automatic lighting on entry), an integrated sound and vision system with audio available both inside and outside the property, high specification data cabling, Wi-Fi in the main house and pavilion, integrated CCTV with a monitored fire and security system, NIBE air source heat pumps, underfloor heating and an air change system with heat converter. Control centres are found in three discrete AV rooms.

Services

Mains water and electricity. Private drainage.

Local authority

West Somerset District Council
West Somerset House, Killick Way, Williton
Taunton, Somerset, TA4 4QA
www.westsomersetonline.gov.uk
Telephone: 01643 703704

Tax Band: H

Contents, Fixtures and Fittings

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

Directions: (TA4 4BT)

Proceed out of Taunton on the A358 in a northerly direction towards Williton & Minehead. Continue for about 9 miles and after passing the turning right to West Bagborough, proceed further for about a mile and look out for a turning to the left signposted to Crowcombe Station and Lydeard St. Lawrence. Carry on down the road, through an avenue of trees, continue over the steam railway bridge and look out for the drive into Denzel House on the right.

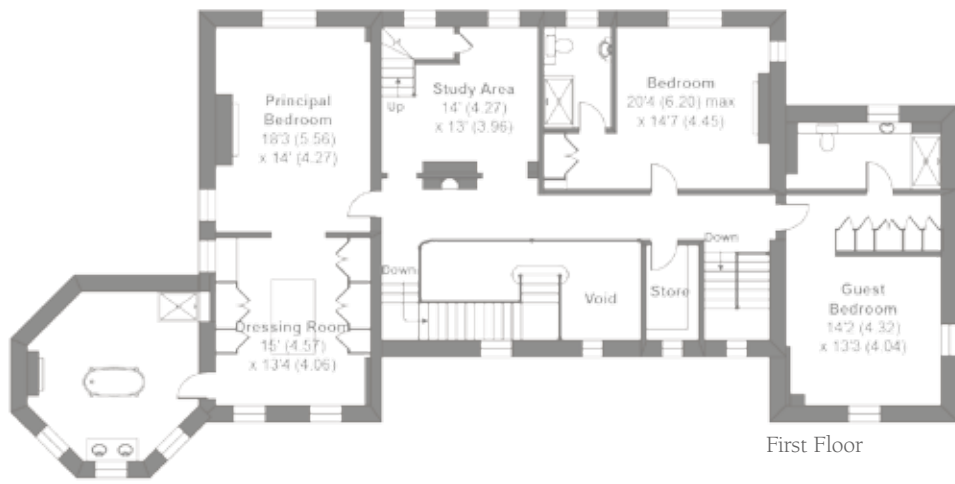
Viewing

By prior appointment with the sole agents
Jackson-Stops & Staff, Taunton office:
8 Hammet Street, Taunton, Somerset, TA1 1RZ
Tel: 01823 325 144

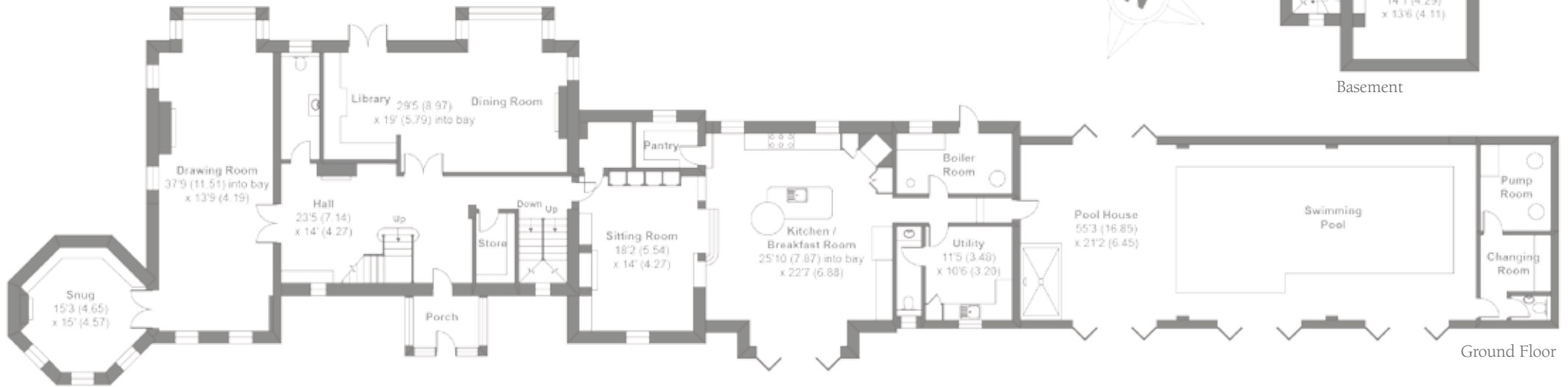
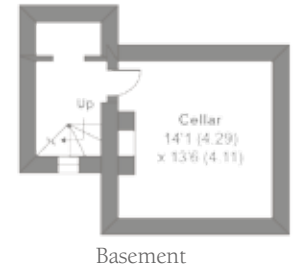
Fast Find

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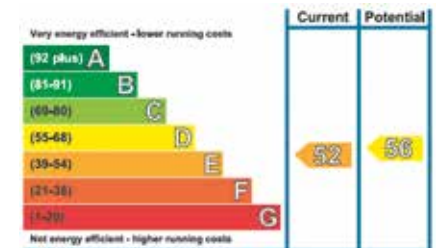
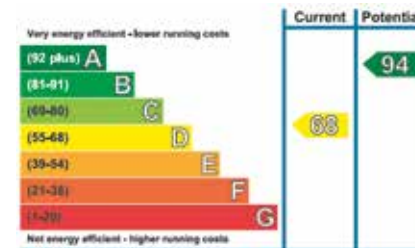
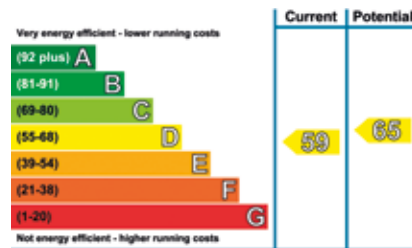
Details prepared and photographs taken May 2015



Denotes restricted head height



Approx. gross internal floor area
7844 sq ft / 728.7 sq m
(includes restricted head height & garagehouse & annexe)



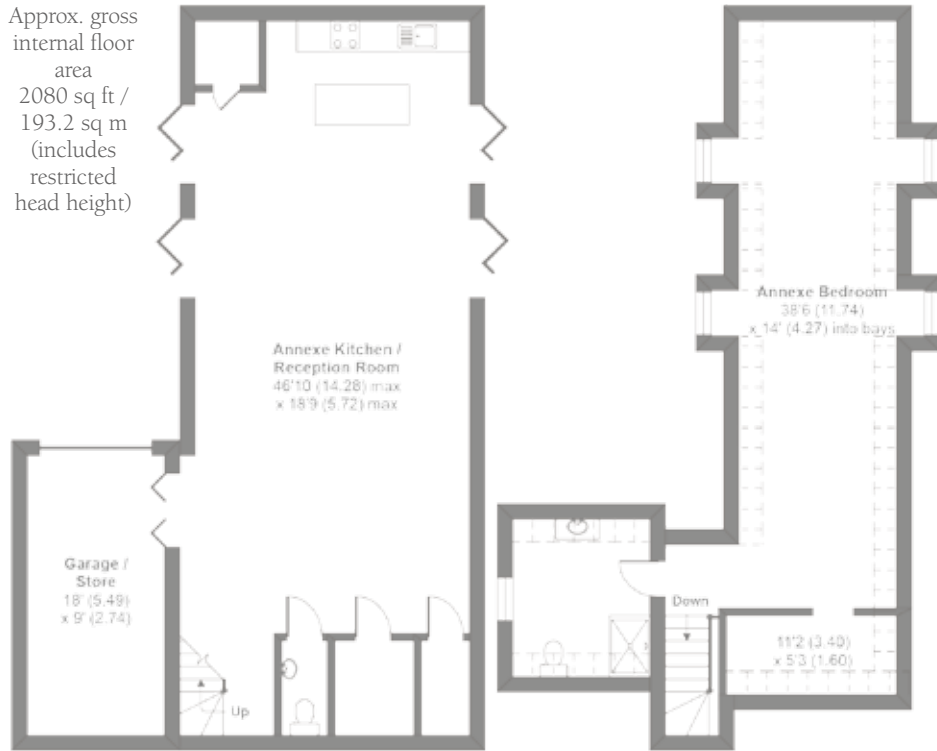
These floor plans are for illustrative purposes only. Not to scale.

Main House

Guest Pavilion

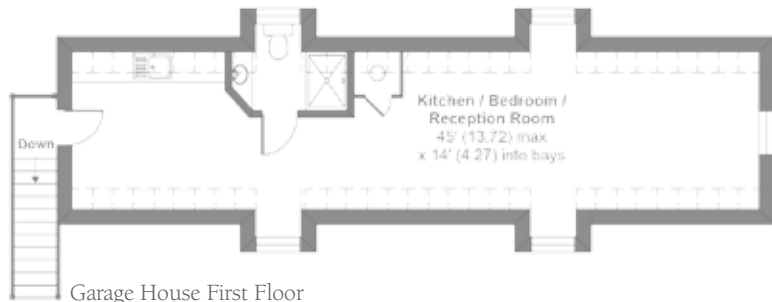
First Floor Studio

Approx. gross internal floor area
2080 sq ft /
193.2 sq m
(includes restricted head height)

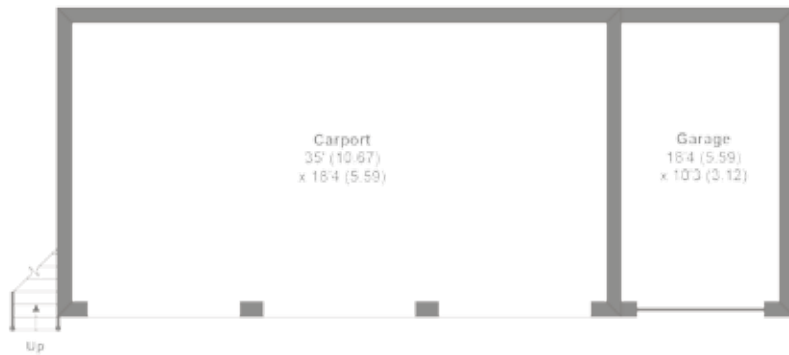


Annexe Ground Floor

Annexe First Floor



Garage House First Floor



Garage House Ground Floor



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Plotted Scale - 1:1250

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