

# Rosehill

Somerset





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# A magnificent country house with extensive, elegant accommodation, beautiful garden, and views across the picturesque Quantock Hills countryside

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Rosehill, Broomfield, Taunton, TA5 2EL

Kingston St. Mary 2.0 miles, Taunton mainline station 4.5 miles, Taunton town centre 5.0 miles,  
M5 (Jct. 25) 5.8 miles, Bridgwater 7.3 miles

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## *Features:*

Reception hall | Sitting room | Family room | Snug  
Garden room | Dining room | Kitchen | Utility | Cloakroom  
Principal bedroom with dressing room & en suite bathroom  
5 Further bedrooms | Family bathroom | 2 Shower rooms  
Gym | EPC rating E

Kitchen garden | Gardens and grounds | Tennis court  
Woodland | Ponds

Extant planning permission for a detached 3 bed guest  
cottage and triple garage

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About 9.21 acres in all









### *The property*

Rosehill is a handsome detached period house with almost 6,000 square feet of beautifully appointed accommodation, arranged over three light-filled floors. The property offers six bedrooms and six flexible, airy reception rooms, with tall sash windows welcoming plenty of natural light, handsome original fireplaces and elegant cornicing and ceiling roses throughout.

The welcoming reception hall leads via double doors to the main ground floor reception room, which is the 25ft formal sitting room with its dual aspect, including French doors opening onto the garden. The room has an impressive glass-fronted fireplace and connects to the family room at the rear via an open squared archway. The family room provides further elegant living space with its open fireplace and built-in storage, while there is also a snug, a formal dining room and a light, airy garden room with a glass roof and dual bi-fold doors opening to the garden, welcoming the outside in. Adjoining the garden room in an open-plan layout is the well-equipped kitchen, with timber beams overhead, farmhouse-style units, central island, and range cooker.

On the first floor there are four well-presented double bedrooms, including the luxury principal bedroom with its dual aspect, dressing room and stairs leading to the private second-floor home gym. The principal's en suite bathroom has a freestanding bathtub, dual washbasins, and shower with a rainfall shower head. The first-floor family bathroom and Jack and Jill shower room both similarly feature stylish contemporary fittings, as does the second-floor shower room. The second floor also includes two additional double bedrooms.

### *Outside*

The property is approached via a long, tree-lined lane and offers ample parking on a gravel driveway to the front of the house. The garden surrounding the property includes spacious areas of lawn, well-stocked border beds with various shrubs and flowering perennials, box hedging and a variety of mature trees. There is a sunny south and east-facing patio area at the back of the house, providing space for al fresco dining, while the grounds also include a tennis court and a kitchen garden with raised beds and a greenhouse. Beyond the garden, the wider grounds includes areas of meadow and shaded woodland, as well as a peaceful pond, providing a haven for wildlife.

Extant planning permission exists for the construction of a 3 bedroom guest cottage and triple garage.

### *Location*

Rosehill is situated in a rural position close to the small village of Broomfield, surrounded by the glorious landscapes of the Quantock Hills Area of Outstanding Natural Beauty and within easy reach of the Somerset coast. Broomfield has a village hall and a parish church, while the nearby village of Kingston St. Mary has a pub and a primary school. The bustling town of Taunton is five miles to the south, with its mainline station and excellent choice of shops, supermarkets, and amenities, while Bridgwater, seven miles to the northeast, provides further amenities and leisure facilities. The beautiful North Somerset coast is approximately 12 miles away, while the surrounding countryside provides a wealth of excellent walking, cycling, and riding routes.

















### **Directions**

What3Words///banks.ideas.singer brings you to the property's driveway.

### **General**

**Local Authority:** Somerset Council

**Services:** Mains electricity and water, oil fired central heating, private drainage (we are unaware whether this complies to current regulations, further information is being sought)

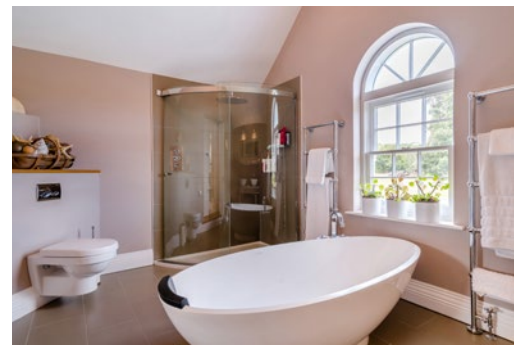
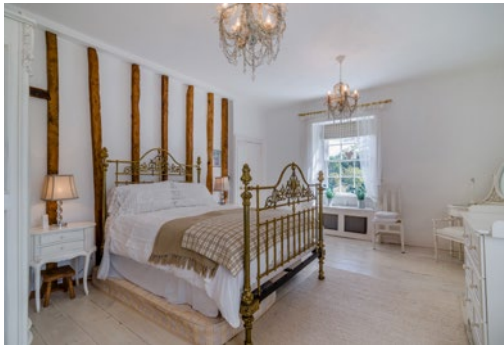
**Planning:** Prospective purchasers are advised that they should make their own enquiries of the local Planning Authority

**Council Tax:** Band G

**Tenure:** Freehold

**Guide Price:** £2,250,000

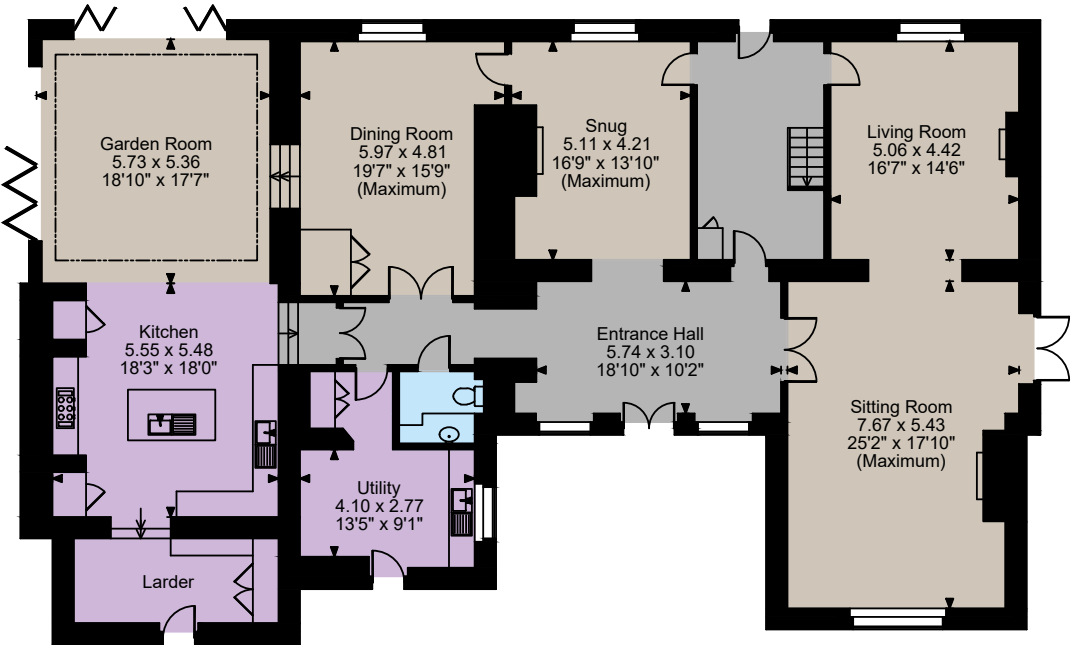
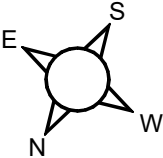
**Wayleaves and easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.



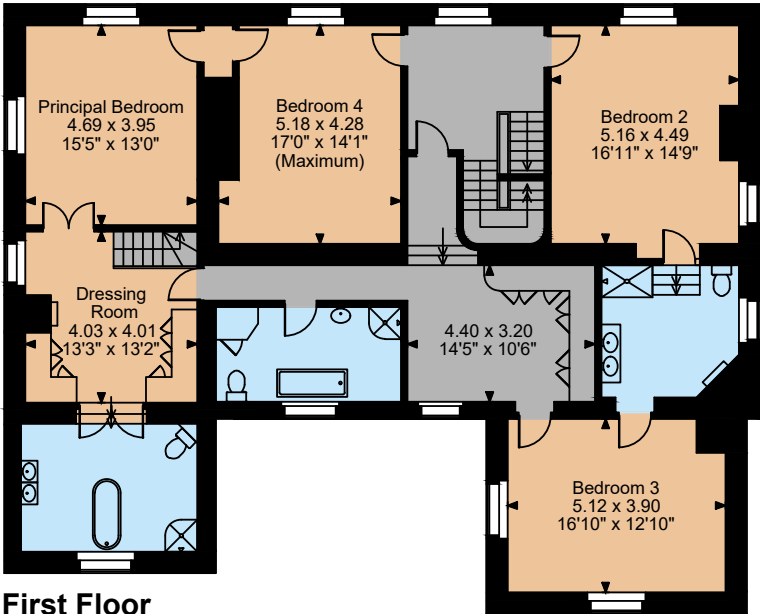




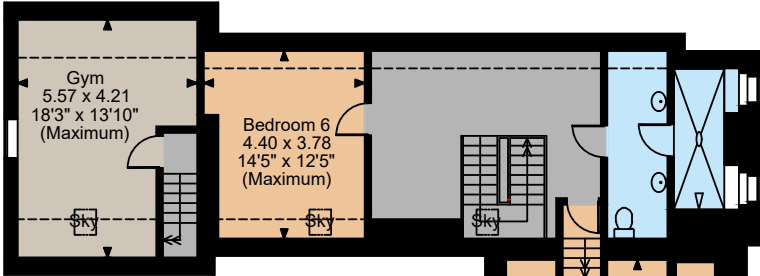




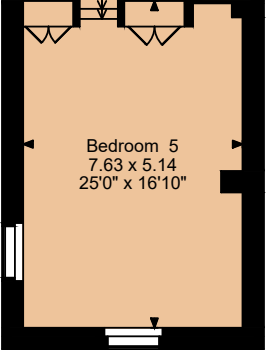
Ground Floor



First Floor



Second Floor



The position & size of doors, windows, appliances and other features are approximate only.  
□□□□ Denotes restricted head height  
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### Rosehill

Total Area (3.73 ha / 9.21 ac)

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