



STAGS

Thorneybees

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Worthy Lane, Creech St Michael, Taunton, TA3 5RA

Taunton - 5 Miles

- A wonderful blend of traditional and modern styles
- Four bedrooms (master en suite and balcony)
- Three reception rooms
- Open plan kitchen with Aga
- Hardwood Orangery
- Oak framed three bay garage
- Separate garage and workshop
- Approximately 1.3 acres

Guide price £685,000

Situation

Thorneybees occupies a secluded setting just off the tow path by which the Taunton and Bridgwater canal flows alongside set within a hidden area of land that runs along the railway line. Enjoying a south and westerly aspect the cottage is within 5 miles of the centre of Taunton, the County Town of Somerset, which provides excellent recreational facilities and a lively shopping centre including many well known high street stores. Taunton is also home of the Somerset County Cricket Ground and Taunton Racecourse. Taunton also provides great communicational links including a mainline railway service with regular links to London Paddington and also access to the M5 at junction 25. Taunton is also becoming a popular place to settle with its great range of independent and state schools. Thorneybees itself is in the catchment area of Heathfield School. Creech St Micheal offers a good range of local amenities including a Church, Public House, convenience store and primary school. The area surrounding the house provides miles of footpaths and walking.

Description

Thorneybees is an attractive, extended, modernised period house, which has beautifully presented accommodation over two floors. The house has been cleverly extended to take full advantage of its wonderful setting. The renovations include a two story extension to provide extra living and bedroom space, as well as a hard wood Orangery, and providing a seamless blend of traditional and modern styles. Little expense has been spared throughout the renovation, which also includes a full rewire, new plumbing and central heating system and oak floors have been fitted throughout the majority of the house as well as the kitchen and bathrooms have been recently installed.



A superbly extended period house situated in a delightful tucked away location.





Accommodation

The accommodation includes a glazed entrance porch linked to the Orangery with built in storage cupboards and a door through to the entrance hallway with a turning hardwood staircase to the first floor. There is a door to walk in storage cupboards and a downstairs cloakroom with low level WC. The sitting room has dual aspect double glazed windows and beamed ceiling with two inglenook fire places on either side of the room, one with a Cortina wood burning stove. The dining room has double glazed double doors opening to the side and returning door to the hallway. The kitchen breakfast room has oak flooring, bi folding doors leading out onto the patio and is fitted with a range of shaker style wall and base units with granite work surfaces with a built in double Belfast sink and range of integrated appliances including a dishwasher, fridge and freezer. An inglenook has been built and includes a four oven Aga and companion oven. A curved island unit has a range of built in units and breakfast bar. The Orangery provides an additional reception room with a oak floor and double doors leading out to the side garden. On the first floor the master bedroom suite has a part vaulted beamed ceiling, with built in wardrobes along the length of one wall and a door opening on to a balcony, which enjoys a seating area and wonderful views over the gardens and grounds. There is a door to an en suite with a double ended freestanding bath, low level WC, wash basin and a window. There are three further bedrooms, two with built in wardrobes and a family shower room, which has a double shower cubicle with a mains power shower, low level WC and wash basin.

Outside

The house is approached by a long shared track, which leads to a bridge over the canal which leads onto the tow path to the house. A pillared entrance has wrought iron gates on to a gravelled driveway with a turning area providing ample parking. The driveway and parking area is enclosed by low stone brick walling with lighting and deep planted herbaceous borders. There is access past the house to a three bay oak framed garage with a stone paved driveway leading to a detached garage/workshop with a roller door, electric, light and power. A pathway extends to the side of house which has a timber decking are enclosed by timber and wrought iron fencing and includes a painted timber summerhouse, which is perfect for entertaining. To one side is an enclosed water feature and access to the hot tub. The rear garden is laid to lawn and is enclosed by mature hedging on either side with a carp and wildlife pond. Beyond the rear garden is an enclosed orchard with a hay store and timber shed. The ground in total amounts to approximately 1.3 acres.

Services

Mains electricity, solar panels, oil fired central heating, bore hole water and septic tank drainage.

Directions

From Taunton head east along the A38 towards Bridgwater. Pass through Bathpool and take the turning to Creech St Michael. Proceed to the first roundabout on the edge of Creech St Michael and take the first exit signposted to Creech Heathfield. Worthy Lane is the first turning on your right and continue along this unmade track, turning right at Fairview Farm. Proceed along the track until you reach the canal and go over the canal bridge. Continue through the gateway along the tow path and the entrance to Thorneybees can be identified after a short distance on the right hand side.





These particulars are a guide only and should not be relied upon for any purpose.



Stags

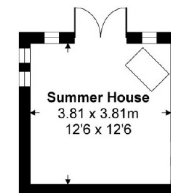
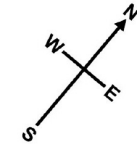
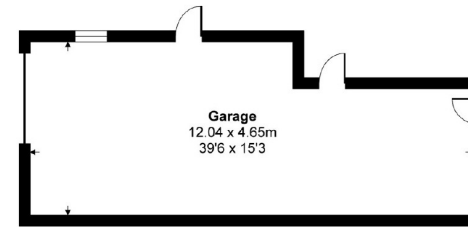
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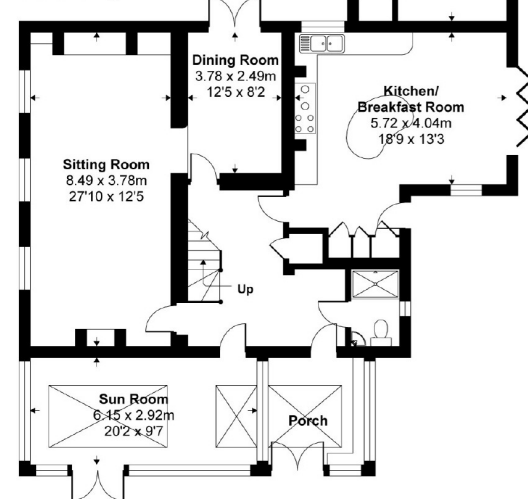
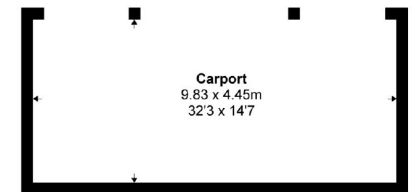
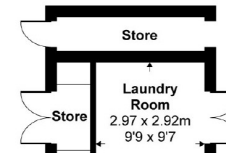
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(50-55)		
B	(55-65)		
C	(65-80)		
D	(80-85)		
E	(85-90)		
F	(90-95)		
G	(95-100)		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

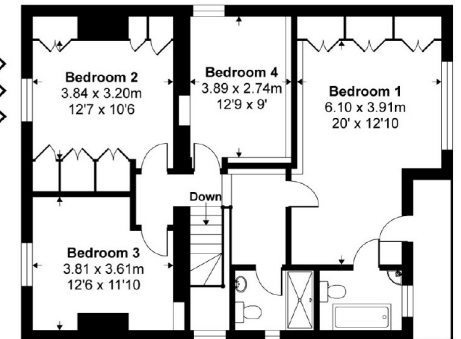
Approx. Gross Internal Floor Area
265 Sq Metres 2853 Sq Ft (Excludes Outbuildings & Includes Garage)



Outbuilding



Ground Floor



First Floor

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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale