



# Rose Cottage

Council Tax band: E

Charges payable for 2025/26 - £2,783.09

Tenure: Freehold

EPC Energy Efficiency Rating: F

- Detached character cottage in the highly sought-after village of Blagdon Hill
- Secluded rear courtyard garden – a tranquil space with established borders and privacy
- Private driveway parking and useful timber shed for storage
- Two spacious reception rooms packed with charm and character
- Kitchen/breakfast room and a separate utility room
- Ground floor wet room/wc
- Two ensuite double bedrooms
- Guest bedroom
- Situated moments away from countryside walks
- Easy access to Taunton Town Centre and The Blackdown Hills

## SERVICES

Main services of electricity, water and drainage are connected. Oil fired central heating.





Situated in the picturesque and highly desirable village of Blagdon Hill, just a short drive south of Taunton, this detached character cottage offers an enviable combination of historic charm and contemporary comfort. Having been tastefully extended and meticulously maintained, the property is presented to a high standard throughout, showcasing original features alongside modern refinements.

Blagdon Hill is a quintessential Somerset village, enjoying a friendly community atmosphere, a popular local pub, and access to stunning countryside walks. The nearby town of Taunton offers excellent amenities, well-regarded schools, and fast rail links to London. The property also benefits from proximity to the Blackdown Hills Area of Outstanding Natural Beauty – ideal for walkers, cyclists, and nature lovers.

The property briefly comprises an entrance porch leading into a spacious living room with feature inglenook fireplace, a generous dining room with double doors to the garden, a charming kitchen/breakfast room, utility room and ground floor wetroom/wc, guest bedroom and two further ensuite bedrooms.

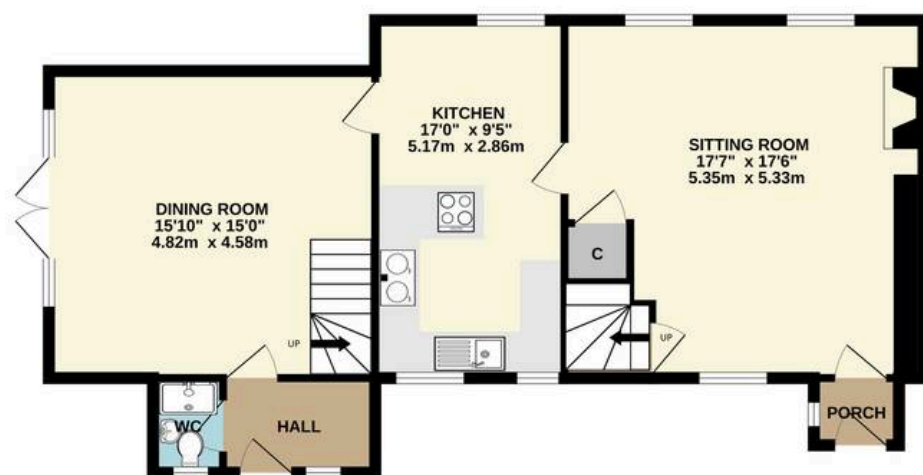
This exceptional home is ideal for those seeking a characterful village residence with all the comfort of modern living. Whether you're looking for a peaceful family home or a countryside retreat, this beautiful cottage offers style, space, and charm in abundance

### Garden

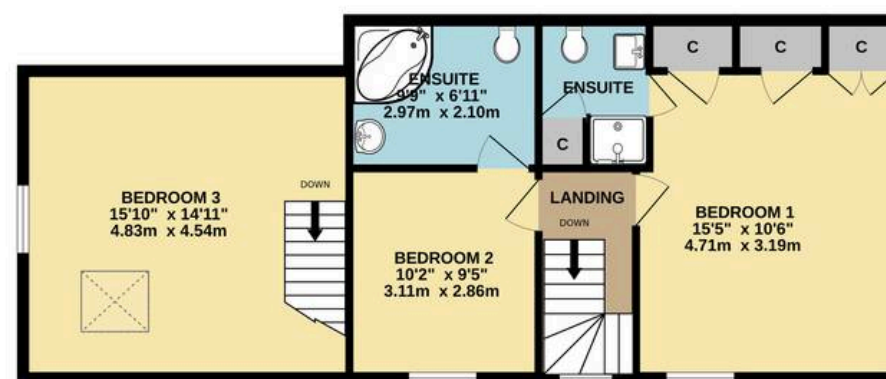
To the front of the property, you'll find a vibrant and well-stocked mature garden, brimming with colour and character throughout the seasons. A private driveway provides off-road parking, and there is a timber shed for useful storage. To the side a secluded courtyard garden offers a peaceful escape, with established flower and shrub borders creating a delightful outdoor space for dining, reading, or unwinding in the sunshine.



GROUND FLOOR  
751 sq.ft. (69.8 sq.m.) approx.



1ST FLOOR  
706 sq.ft. (65.6 sq.m.) approx.



TOTAL FLOOR AREA : 1457 sq.ft. (135.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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