



GIBBINS RICHARDS 

Brookside Cottage, Newport, Taunton TA3 6DJ

GIBBINS RICHARDS 
Making home moves happen

THE PROPERTY

A superior detached property offering quality three bedroomed living space with equestrian facilities set in grounds of around 2.5 acres. The property offers ample parking, level gardens and a paddock. Brookside Cottage is idyllically located just six miles from Taunton centre, in a quiet hamlet close to North Curry, to the south east of the county town. The property has no immediate neighbours and has a level paddock and that is bounded by a stream to two sides. Energy rating: D

The cottage itself offers enhanced and extended living space over two floors which includes a large kitchen/breakfast area, dining room, sitting room with a log burner and exposed beams, utility room with cloakroom and to the first floor is a large landing which gives access to three double bedrooms with some built-in wardrobes, the master having a beautifully fitted en-suite and additional dressing area and there is also a family bathroom.

Externally the cottage sits amongst grounds of approximately 2.5 acres, part of which is level lawned gardens, bounded by a Red Robin hedge, there is ample driveway parking with electric gates, which in turn gives access to numerous outbuildings including tack room, stables, tractor shed and garage/studio/workshop. A five bar vehicle gate then leads to a level paddock approaching two acres, which is bounded by a stream around the north and eastern edges. The cottage itself has some fantastic enhancements including solid wood doors throughout, oak flooring, oak beams and up to date kitchen and sanitary fittings.

Newport is located around six miles from Taunton centre and therefore approximately five miles from the M5 motorway at junction 25, thus making it a fantastic opportunity for those with equestrian needs, yet with good transport links close by.





DETACHED THREE BEDROOMED COTTAGE
 GREATLY ENHANCED WITH QUALITY AND
 CHARACTER FITTINGS
 EQUESTRIAN FACILITIES WITH PADDOCK AND
 ASSOCIATED OUTBUILDINGS
 LEVEL GARDENS
 DELIGHTFULLY PRIVATE POSITION
 NO NEAR NEIGHBOURS
 STREAMSIDE GARDENS
 VIEWING HIGHLY RECOMMENDED
 APPROXIMATELY SIX MILES FROM TAUNTON

ACCOMMODATION

Entrance Porch	
Kitchen/Breakfast Room	19' 8" x 18' 3" (5.99m x 5.56m) max
Dining Room	17' 9" x 9' 3" (5.41m x 2.82m) Access to an open porch.
Utility Room	13' 7" x 8' 11" (4.14m x 2.72m) With cloakroom and access to a porch.
Sitting Room	24' 10" x 13' 6" (7.56m x 4.11m) Access to a porch.
First Floor Landing	Airing cupboard.
Bedroom 1 En-suite	18' 8" x 12' 0" (5.69m x 3.65m) Built-in wardrobes. Dressing area which gives access to: 13' 6" x 8' 0" (4.11m x 2.44m)
Bedroom 2	11' 7" x 10' 4" (3.53m x 3.15m)
Bedroom 3	10' 4" x 10' 0" (3.15m x 3.05m)
Family Bathroom	12' 0" x 9' 5" (3.65m x 2.87m) Roll top bath and shower cubicle.





OUTSIDE

Brookside Cottage occupies a super position located off Newport Lane, which itself is accessed from the main Wrantage road. There are electric double gates leading into the property, which accesses a large driveway/parking area providing ample parking and turning for numerous vehicles, as well as access to the equestrian and other outbuildings.

The outbuildings are to the right of the driveway upon approach and feature the following; large former double garage, currently used as a workshop/studio (currently divided into two with power and light), behind this, there is a flank of equestrian buildings including a tack room on the far right, two stables, a further tractor shed and a third stable to the immediate left. To the left of this leads to a five bar gate, which accesses the approximately two acre paddock which is remarkably level with hedge boundaries and a brook leading around two of its sides. There is also a small area of additional land to the north east of the outbuildings where there are some mature trees and further space. The gardens to Brookside Cottage are predominately behind the house and again, are remarkably level and mainly to lawn, with a Red Robin hedge separating the formal garden from the paddock.

GROUND FLOOR
1023 sq.ft. (95.0 sq.m.) approx.



1ST FLOOR
945 sq.ft. (87.8 sq.m.) approx.



TOTAL FLOOR AREA : 1968 sq.ft. (182.9 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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Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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