



Bow Green, Staple Fitzpaine, Taunton

Guide Price
£450,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

Set amidst the backdrop of the rolling Blackdown Hills, this semi-detached character cottage is stylishly presented and full of charm. Set in 0.20 acres with ample parking, a timber garage and further PP for a carport it's a practical well modernised home for those who love rural living and countryside views.

**Bow Green,
Staple Fitzpaine,
Taunton,
TA3 5BG**

- Set in the Blackdown Hills "National Landscape" (former Area of outstanding natural beauty)
 - Rural position along no-through lane
 - Far reaching views over countryside
 - Pretty cottage gardens
- Two driveways, timber garage and PP for a further carport
- Beautifully presented character accommodation
- Cosy dual-purpose kitchen / living spaces, Separate Study
- Sitting room with inglenook fireplace and former bread oven
- Three bedrooms, and luxurious upstairs bathroom
 - Oil fired central heating

Viewing strictly by appointment
Symonds & Sampson
01460 200790





The Property

Full of character but with a modern twist, this beautifully-presented cottage has a great deal of charm. Having been previously extended and improved the cosy and versatile layout gives you a surprising amount of space, including a sociable snug / kitchen area to the front, a further light and bright kitchen / utility / dining area at the rear and a separate study on the ground floor - ideal if you work from home or need a children's play room. There's plenty of potential to consider a further extension in the future subject to the necessary consents, and the generous plot gives you a good size "wraparound" garden to the three sides, adjoining the open fields.

You enter the property through a typical cottage front door into a lobby with oak stairs and handrail leading up to the first floor. To one side of the hall it opens up into a farmhouse style snug - a multipurpose room with space for a sofa or comfy chair, an oil-fired Rayburn for that "heart of the home" warmth, and a lovely range of country style units with granite worktops and ceramic butler sink. There is also an integrated freezer. The double aspect windows enjoy lovely views over the garden and surrounding countryside. Further oak lintels and built-in fitted cupboards provide extra storage and a "butchers block" style work surface, whilst under the stairs is a bespoke pantry unit with integrated fridge and oak shelving. Beyond this area of kitchen is a light and bright versatile space with further matching kitchen units, an extra electric oven and hob for summer use, walk in storage cupboard and space for your washing machine, finished with quartz worktop over.



Across the entrance lobby, a further door opens through to a well proportioned sitting room with window seat and stunning inglenook fireplace housing woodburning stove and former bread oven. Adjoining the sitting room is a useful separate study, perfect for a hobby or working from home.

First Floor

The first floor landing overlooks the front of the property and has a pretty decorative squint window to the ground floor below. It also houses the airing cupboard with hot water tank. Latch doors open to two lovely double rooms, one at the rear with fitted wardrobes and former fireplace recess and a spacious guest room at the front with lovely views and lots of room for freestanding furniture. The third bedroom is a smaller, single room. The generous family bathroom is attractively laid-out with freestanding slipper bath, separate double shower cubicle with mains shower, concealed cistern WC and vanity wash hand basin unit with associated storage. The floor is finished with practical lime-washed wood-effect flooring, and a chrome ladder style radiator to one side.

Outside

Within the title, the property owns an adjacent separate area currently housing a spacious timber garage and driveway parking (see plan). The track that bisects the two areas is owned by the neighbouring landowner for access to the field. In addition, the current vendor obtained planning permission to create a further driveway and vehicular access at the foot of the garden, now accessed via 5-bar timber gates. There is also PP for the erection of a carport which has not been carried out, but a new owner could do this if they wish. The property owns the entire front garden including the area across the front of the adjoining cottage, with a gateway down to the lane. The garden is laid out in a typical cottage style with perennial borders, vegetable area, and lawns. There is also a greenhouse and timber garden shed. The oil tank is located to one side. At the rear the garden wraps around to a further lawn with stone steps and retaining walls onto a patio, lying adjacent to the rear of the cottage enjoying a south-westerly aspect perfect for al-fresco dining. There is an oil fired Worcester external boiler on the gable end side.

Situation

Nestled in the beautiful Blackdown Hills "National Landscape" (formerly AONB) the hamlet of Bow Green is a small handful of period cottages with approximately half a mile from the pretty village of Staple Fitzpaine with its popular local pub. Situated along a no-through road, the cottage lies away from busy roads and within easy reach of a multitude of local footpaths and the renowned herepaths. The pretty town of Ilminster lies approximately 7 miles to the south east, with a good range of market town facilities including supermarkets, local butchers, deli and high street stores. More extensive facilities may be found at the County Town of Taunton, some 6 miles to the north where most national retailers will be found. The area enjoys excellent communication links to the rest of the UK with fast rail service to London Paddington at Taunton and M5 interchange. Equally the A303 which provides good access across Southern England lies some 4 miles to the south via the A358.

Services

Mains electricity and water are connected. Private drainage





via shared septic tank (vendor is currently obtaining advice as to compliance with general binding rules).

Mobile signal is available outside from all four major providers for both voice and data use. Inside, voice signal is available on O2 network (information provided by Ofcom.org.uk)

Ofcom are not currently able to provide broadband information for this address and buyers are advised to make their own investigations.

Tenure

Freehold

Council Tax

Council Tax Band C - Somerset Council

Property Information

The property is located within the designated National Landscape of the Blackdown Hills (formerly AONB).

The vendor obtained planning permission for "Erection of car

port and formation of vehicular access" ref 33/21/0016 for which approval was given in 2022 and the new gates and driveway have already been installed. There is already a separate driveway parking area and timber garage adjacent, bisected by the farmer's right of way to the adjoining field (please see plan provided).

Please note the plan provided. and subsequent plot measurement are approximate only, based on the title information provided. There is a flying freehold located at the front of the property where a small area of the front bedroom extends over the neighbouring cottage. This is marked on the HMLR plan in blue and can be provided upon request.

The vendor is not aware of any planning permissions locally that would affect the property.

The property has a freehold tenure. It was formerly owned by the "Crown Estate" and therefore (as is often the case) the register contains various covenants relating to items such as maintenance of drains, water pipes, cables, the structure

and other permissions required for alterations. We are happy to supply a copy of the register on request should you prefer to take advice prior to booking a viewing.

The property is at very low risk of flooding from rivers, but has a high risk of surface water flooding according to the government flood risk website. However, the vendor has reassured us that the property has not flooded at all during their period of occupancy since 1991. Flooding from any other source is also unlikely according to the government website.

Directions

From the centre of Staple Fitzpaine at the crossroads near the Greyhound Pub, head south-west along New Road and fork first left onto Underhill Lane. The property can be found in approximately half a mile on the left hand side. For viewings, we suggest parking in front of the timber garage on the left, leaving the gateway access to the field open.

Bowgreen, Staple Fitzpaine, Taunton

Approximate Area = 1297 sq ft / 120.4 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		96
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

ILM/KJS/13/02/2024



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Symonds & Sampson. REF: 1083556



01460 200790
Symonds & Sampson 21 East Street
Ilminster
Somerset
TA19 0AN
ilminster@symondsandsampson.co.uk

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