



Symonds  
& Sampson

# Church Cottage

Manor Road, Isle Abbots, Taunton, Somerset



# Church Cottage

Manor Road  
Isle Abbots  
Taunton  
Somerset TA3 6RH

A charming period cottage with stunning attic conversion,  
located in an idyllic country setting.



- Semi-detached country cottage
- Attractive position next to parish church
- Charming accommodation with character features
  - Stunning attic room / studio space
  - Pretty cottage gardens

Guide Price £375,000

Freehold

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## THE PROPERTY

It would be hard to find a more picturesque position, set along a quiet country lane with the pretty parish church to one side. Those with green fingers will love the cottage gardens, and there's also a great deal of scope for extension subject to the necessary consents. The property is also offered for sale with no onward chain.

## ACCOMMODATION

A classic cross-passage hallway offers a dedicated space for hanging coats and features a period-style ledge and brace door that opens out to the rear garden. To one side, there's a handy walk-in pantry, while opposite lies a generous open-plan kitchen and dining area, complete with a charming brick fireplace and period-style radiator. The kitchen is equipped with a selection of floor-standing cabinets and enjoys pleasant views over the rear garden. There is also a designated space for an LPG gas cooker.

The sitting room is both spacious and inviting, boasting a striking inglenook fireplace with an original bread oven. A wood-burning stove adds a warm ambiance and supplements the oil-fired central heating. Corner stairs rise to a large landing, which leads to a separate WC and a bathroom at the end of the landing featuring both a bath and a separate shower cubicle.

Three character-filled, well-proportioned bedrooms overlook the attractive street at the front of the property. The current owners have also transformed the original attic into a stunning loft room / studio, enhanced by skylight windows at the rear and a beautifully vaulted ceiling with exposed original beams.







## OUTSIDE

The property has a traditional cottage garden with a pretty, well-stocked front garden bounded by a stone wall, with central picket gate leading to the front door. To one side the original well is still in situ (guarded by a timber cover).

At the rear, a storm porch creates a useful undercover area with external power socket and access to the external utility room, which houses the oil fired boiler and ample space for a washing machine as well as built-in work bench. An adjoining timber store provides space for your recycling bins / logs. Beyond is a greenhouse, with adjacent outside



tap and butler sink at the rear of the utility room.

The good size lawned garden is bordered with mature shrubs and ornamental trees, whilst a brick-paved patio to one corner makes an attractive seating area. There is also a timber shed.

## SITUATION

Isle Abbots is a highly regarded rural village with a thriving community, village hall and beautiful parish church. The closest primary schools are at Curry Mallet and Hambridge. Despite its rural position away from busy

traffic, the village is located within a short drive of good road links via the A358 and A303.

The pretty market town of Ilminster is around 4/5 miles to the south and similarly, Langport is around 7 miles to the north east. The picturesque county town of Taunton is around 8 miles to the north west and offers an excellent range of shops, restaurants and cafes and highly regarded state and independent schools. From Taunton there is a fast rail service to London Paddington. Both Bristol and Exeter international airports are within an hour's drive.

## DIRECTIONS

What3words/////parsnip.delved.lifetimes





## SERVICES

Mains electricity, water, and drainage are connected. Oil fired central heating via boiler located in external utility area.

According to Ofcom.org.uk standard broadband is available in this area. Mobile signal could be limited or unavailable indoors and you may prefer to use Wifi calling. However, outdoors you are likely to receive a signal from all four major networks.

## MATERIAL INFORMATION

Somerset Council Tax Band D

The property is located in a designated conservation area. The property is also Grade II listed.



## Isle Abbots, Taunton

Approximate Area = 1359 sq ft / 126.2 sq m

Limited Use Area(s) = 270 sq ft / 25 sq m

Utility = 57 sq ft / 5.3 sq m

Total = 1686 sq ft / 156.6 sq m

For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1273081



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