

The logo for Symonds & Sampson is located in the top right corner. It consists of the company name in a white serif font, with a yellow horizontal line underneath. The background of the logo is a dark green rectangle.

Symonds
& Sampson

The main image shows a two-story stone cottage with a dark grey roof and a red door. A wooden garage is attached to the right side. The house is surrounded by a gravel driveway and a green lawn. A small sign on the wall reads 'OLD SMITHY COTTAGE'. The sky is blue with white clouds.

Old Smithy Cottage

Silver Street, Curry Mallet, Taunton, Somerset

Old Smithy Cottage

Silver Street
Curry Mallet
Taunton
Somerset TA3 6SR

Craftmanship, character and convenience. A stunning, top quality home with the most breathtaking southerly views.



- Beautiful, stylish detached home
- Peaceful yet accessible position
- Panoramic, uninterrupted views
 - Sociable and practical layout
- High quality finish, and character throughout
 - Remainder of Protek Warranty

Guide Price £835,000

Freehold

Ilminster Sales
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ilminster@symondsandsampson.co.uk



THE PROPERTY

Built in 2021, this exceptional property has been thoughtfully upgraded and refined by the current owner, resulting in a stylish, functional, and character-rich home. Nestled in a tranquil village yet conveniently close to major road links, it boasts an enviable location. Both the interior and exterior have been designed to maximise natural light and showcase breathtaking panoramic views. The meticulous attention to detail is truly remarkable, featuring oak lintels and window sills, exposed overhead beams, stone mullion windows, and a seamless blend of traditional craftsmanship with modern engineering including a CCTV system and Cat 6 cabling.

ACCOMMODATION

On a daily basis, the front door leads into a stunning and inviting open-plan reception area. Featuring a solid limestone floor throughout, this space effortlessly combines a cosy snug area centred around a wood-burning stove with an adjoining formal dining area. Perfect for entertaining, it seamlessly flows into the high-quality kitchen and breakfast room, creating a warm and sociable atmosphere with French doors allowing you to spill out onto the garden during the warmer months. Full of natural light and with a vaulted ceiling further enhancing the feeling of space, the kitchen units incorporate a central island providing an informal space to dine and chat, alongside extra storage and an extra microwave / combination oven, under its sleek granite worktops. Further units incorporate a double ceramic butler sink, integrated dishwasher, full length fridge and freezer. It is beautifully finished with rustic glazed metro tiling.

Double oak doors lead through to a spacious traditional hallway with feature arched window and beautiful oak and glass staircase with useful dual-access understairs area. A handy downstairs cloakroom lies to one side, alongside a utility / boot room with sleek fitted storage encompassing the gas boiler. The hall opens up to the well proportioned sitting room extending across the rear of the house and making the most of the stunning views across the neighbouring countryside via large bi-fold doors.

The first floor galleried landing is equally as impressive with its vaulted ceiling, velux window and oak flooring. The master bedroom exudes luxury with bi-fold doors opening to a glass Juliet balcony to enhance the views, and fitted automatic blinds in the atrium. Both the en suite shower room and family bathroom are the height of luxury with high quality fittings and period details. There are three further double bedrooms, of which the smallest double is currently fitted as a separate dressing room or home office space.





OUTSIDE

The manageable gardens have a true Mediterranean feel and suit their south-facing position perfectly. Laid to limestone paving with a steel pergola for shade in the height of summer, the garden enjoys a good degree of privacy and of course the uninterrupted countryside views. The paving extends across the rear of the house and around the side to the storm porch with outside tap and log storage area. At the front the driveway provides parking and access to the former car port that has been converted into a timber-clad garage with electric door and useful tool shed area at the rear. There is light and power connected. There is also a further outside tap to the front.

SITUATION

Curry Mallet is a small village in a peaceful position c.7 miles

south-east of Taunton and c.6 miles north-west of Ilminster. Despite its size, it has great community feel. The village shares a Village Hall with the neighbouring village of Beercrocombe, and there's a surprisingly diverse range of clubs and groups. The local Manor House currently provides B&B and opens three days a week for light lunches and drinks, whilst there's a whole host of popular pubs in nearby villages. There is also a village coffee shop, parish church, pre-school and Primary School whilst the nearby village of Fivehead has a "Premier" convenience store. The village lies almost equidistant of Ilminster and Taunton. The local stores in Ilminster are mostly centred around the market square and 15th century Minster church and have everything you need from an award-winning butchers, delicatessen, cheese and dairy shop, homewares, antiques stores, clothes boutiques and gift shops. There is also a town centre Tesco store with free

parking. There are plenty of places to eat too, including pubs, cafes, restaurants and take-aways. Should you need to go further afield it benefits from superb road links via the A303 and A358. The Berrys Superfast bus service leaves from the town centre to London twice daily. The county town of Taunton offers a wider range of recreational and commercial facilities and a mainline station to London Paddington, Bath and Bristol.

DIRECTIONS

What3words/////stall.bless.brotherly

SERVICES

Mains electricity, gas, water and drainage are connected.

Ultrafast broadband is available in the area. Whilst mobile signal



indoors may be limited or unavailable depending on your provider and you may prefer to use Wifi calling, mobile signal is likely outdoors from all four major networks.

MATERIAL INFORMATION

Somerset Council Tax Band F

As is common, the title register includes mention of various easements and restrictive covenants and a copy can be provided by the office upon request should a prospective buyer wish to see this prior to making an appointment to view.

There is a shared cost and responsibility for the jointly owned surface water drainage pump located within the garden of this property. It is shared between the three neighbouring properties including this property.



A A 0000 Fl. / 104

Limited Use Area(s) = 74 sq ft / 6.8 sq m

Store = 29 sq ft / 2.6 sq m

For identification only - Not to scale

For identification only - Not to scale

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PROTECTED

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Symonds & Sampson LLP

21 East Street