



Symonds
& Sampson

Crotchet Rest and Crotchet Barn

Dark Lane, Stoke St. Gregory, Taunton, Somerset

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Dark Lane
Stoke St. Gregory
Taunton
Somerset TA3 6EU

This character cottage with annexe and adjoining land offers you a great opportunity to live "the good life" with income opportunities on the side.



- Set in 2.46 acres (1 hectare)
- Character cottage with adjacent converted barn / annexe
- A gardeners paradise with orchards and kitchen garden
 - Excellent road links within a short drive
 - Large timber barn / stables

Guide Price **£675,000**

Freehold

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THE PROPERTY

For those with a passion for gardening and a drive for self-sufficiency, this property offers an idyllic lifestyle. Lovingly maintained, the thoughtfully arranged grounds are ideal for anyone keen to grow their own produce and stock their kitchen with fresh fruit and vegetables straight from the land. In addition to the charming and spacious main house, a single-storey annexe presents an excellent opportunity—whether for accommodating dependent relatives or generating rental income. The property also has a history as a small caravan and camping site, and, subject to the necessary permissions, this use could potentially be revived. Animal lovers or those needing ample storage will appreciate the large timber barn and stables at the rear, offering versatile space for a variety of uses.

ACCOMMODATION

The main house offers surprisingly spacious accommodation, with a flexible layout that could easily incorporate a ground floor fifth bedroom if desired.

A practical front porch opens into a generous, character-filled cottage-style kitchen, featuring a range of fitted units and worktops, while still allowing space for freestanding furniture. Charming shaker-style shelving lines the upper walls, providing a perfect spot to display treasured items. At the heart of the room is an oil-fired Rayburn, offering both traditional cooking and serving as the central heating boiler. There is also room for an LPG gas range cooker (which the vendor is happy to include), as well as space for a dishwasher and under-counter fridge. A freestanding island currently occupies the centre of the room, but the space could equally accommodate a farmhouse-style dining table.

The adjoining living room is generously proportioned, offering flexibility for use as a living and dining space, or as an expansive sitting room. A striking inglenook fireplace houses a Dean Forge Baker 8kW woodburner, complete with an integrated top oven suitable for slow cooking. The original front hall now serves as useful extra storage, though the original front door could be reinstated if desired.

At the rear of the property, a spacious utility room adjoins a ground floor cloakroom/wet room—ideal for dealing with muddy boots and paws. A good-sized rear lobby leads to a timber and polycarbonate sunroom, offering a bright spot to relax and enjoy garden views. Off the lobby is a versatile room currently used as a large walk-in pantry/store, but it could just as easily serve as a downstairs bedroom, home office, or study.

Upstairs, the master bedroom enjoys stunning views across the village toward the Somerset Levels and benefits from an en suite bathroom complete with a generous airing cupboard. Three additional bedrooms are located on the first floor all with pleasant views, along with a spacious family bathroom featuring a traditional suite, including a freestanding bath and a separate corner shower.





ANNEXE

The self-contained annexe has served various purposes over time, including family accommodation, long-term rental, and short-term holiday letting. Converted from a charming single-storey period barn, it offers spacious one-bedroom living with its own private entrance and ample storage throughout.

The entrance hall features a large built-in cloak cupboard, while a generous double bedroom sits to one side, complete with a built-in wardrobe. The bright and airy dual-aspect living area is open-plan, incorporating a well-equipped kitchen with space for a washing machine, slimline dishwasher, fridge, and electric cooker.

To the rear, a small sun porch provides a cosy spot to relax and leads out to a private courtyard-style garden. The annexe benefits from an independent electric heating and hot water system, separate from the main house.



OUTSIDE

The property extends to approximately 2.46 acres, with the main house and annexe positioned alongside a quiet country lane. A gravel driveway offers generous parking and provides easy access to Crotchet Barn (the annexe), the gardens, timber barn, kitchen garden, and the rear paddock. There is also an additional store adjoining Crotchet Barn, easily accessible from the driveway and close to the main house.

Crotchet Barn enjoys its own private courtyard-style garden with decking, leading on to a charming mini-orchard. According to the vendor, this area is especially picturesque in the spring, when it bursts to life with bluebells and blossom. The larger paddock has been thoughtfully planted with sustainability in mind, featuring a diverse selection of fruit and nut trees—from familiar varieties to more unusual and interesting species—designed to provide a year-round harvest.

The productive kitchen garden is well-equipped, including polytunnels, fruit and vegetable cages, and no-dig beds protected by rabbit-proof fencing. A wide range of fruits are grown here, such as redcurrants, blackcurrants, gooseberries, tayberries, strawberries, and raspberries. Adjacent to the growing areas is a rainwater harvesting system with a capacity of 10,000 litres.

The substantial timber barn offers ample space for vehicle or machinery storage and includes three internal loose box stables that can be used as needed.

For those interested in income potential, the vendor notes that the property formerly operated as a small caravan site. There are six electric hook-ups within the main paddock—two of which are currently in use—offering potential for reinstatement, subject to the relevant consents.

SITUATION

The property lies towards the edge of the sought-after village of Stoke St



Gregory, close to the edge of the Somerset Levels.

The local amenities lie within half a mile and include a community owned shop / cafe and pub, primary school, churches, primary school, tennis courts and village hall. North Curry lies less than 2.5 miles away and has further facilities, including a health centre and hairdressers. The County town of Taunton is nine miles away and offers an extensive range of shopping, education, sporting and cultural facilities along with access to the M5 motorway at junction 25. Taunton also has a mainline railway link to London Paddington.

DIRECTIONS

What3words/////cobbled.grow.overheard

SERVICES

Mains electricity and water are connected. Oil fired central heating via Rayburn in kitchen. LPG connection for range cooker. Private drainage via septic tank.

The main house and annexe / outbuildings are on separate electricity supplies but share the same water supply.

Standard broadband is available in the area although not currently connected to the property. According to Ofcom.org.uk the best mobile coverage indoors and out is likely to be on the EE network.

MATERIAL INFORMATION

Somerset Council Tax - Crotchet Rest Band D
Crotchet Rest Barn Band A

The vendor believes the older part of the cottage may contain some cob wall construction.

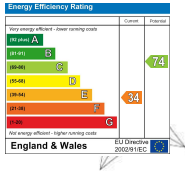
There is an additional, separate EPC for Crotchet Barn. The office will be happy to email both full EPC's on request. Please note, both properties would require



improvement to their EPC rating in order to be let on either an AST or Holiday Let basis.

The vendor believes there may be a small area of flying freehold around the staircase / landing area.

There is a footpath across the bottom of the field (between the fence and the legal boundary (the tree line).



Dark Lane, Stoke St. Gregory, Taunton

Approximate Area = 1727 sq ft / 160.4 sq m

Annexe = 685 sq ft / 63.6 sq m

Outbuildings = 1366 sq ft / 126.9 sq m

Total = 3778 sq ft / 350.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Symonds & Sampson. REF: 1314074



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