



Birch Cottage

Halse, Taunton, Somerset, TA4 3AQ

James
Gray

ESTATE AGENTS

An individual and stunning brand new detached family home offering spacious accommodation of character, with south facing gardens of about 0.3 of an acre and attractively situated close to the centre of this thriving village community



Key features

- Entrance hall and cloakroom
- Sitting room with wood burning stove and doors to rear garden
- Study/snug/bedroom 4
- Large and beautifully appointed Kitchen/family room with bi-fold doors to rear garden
- Utility room
- Principal bedroom with Juliette balcony and views over the garden
- Guest bedroom with en suite shower room
- Further double bedroom and large family bath/shower room
- Air-source heat pump heating with underfloor heating to ground floor
- South facing gardens with large terrace. Large driveway with ample parking and oak framed double garage

Services

Mains water and electricity and drainage. Air source heating and 12 pv panels

EPC

A (94)

Council Tax

TBC





The property

This handsome individual brand new detached house offers deceptively spacious accommodation. The symmetrical stone faced façade is very much in traditional country cottage style with central oak framed entrance porch and dormer windows. However, the country cottage appearance belies the spacious contemporary accommodation which extends to over 200 square metres and includes a kitchen/family room of almost 9 metres in length. The house has also been designed to be as environmentally efficient as possible and has an A rating. It includes high performance double glazing, high levels of insulation, an air-source heat pump and 12 pv panels. It stands within a plot extending to about 0.3 of an acre, with the rear garden enjoying a wonderful southerly aspect. A large driveway provides ample parking and gives access to an open fronted timber framed double garage. The property enjoys an attractive location, close to the centre of this thriving rural village.



The accommodation

An oak framed entrance porch with oak entrance door opens to a spacious and welcoming entrance hall with elegant oak and glass staircase to the first floor. The sitting room enjoys a wonderful double aspect with engineered oak flooring and double doors opening to the rear paved terrace. Wood burning stove. The superb kitchen/family/dining room extends to almost 9 metres and is very much the heart of the house. It is an extremely light and airy room and enjoys a wonderful triple aspect with 2 sets of bi-fold doors opening to the



south facing garden and terrace. The kitchen is beautifully appointed and includes a large central island. The utility room has built in appliances and a door to the side garden. Also on the ground floor can be found the study/snug/bedroom 4, with engineered oak flooring and a guest cloakroom.

First floor

The principal bedroom features a vaulted ceiling and double doors opening to reveal a Juliette balcony and lovely views over the garden. The adjacent bath/shower room has been beautifully fitted and includes a free standing bath and separate shower enclosure. There are 2 further double bedrooms with one having an en suite shower room.

Outside

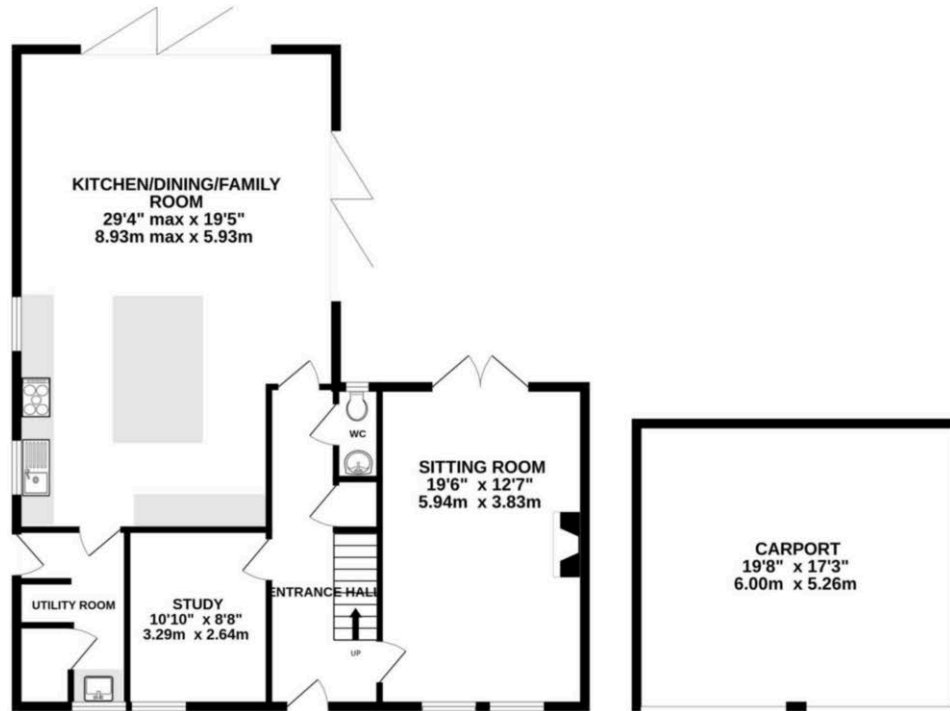
A large sweeping gravelled driveway provides ample parking and gives access to the double garage. The rear garden enjoys a wonderful southerly aspect and includes a large paved terrace which is approached directly from the kitchen and is ideal for alfresco dining. Steps rise to give access to an area of lawn with mature trees and shrubs.

Situation

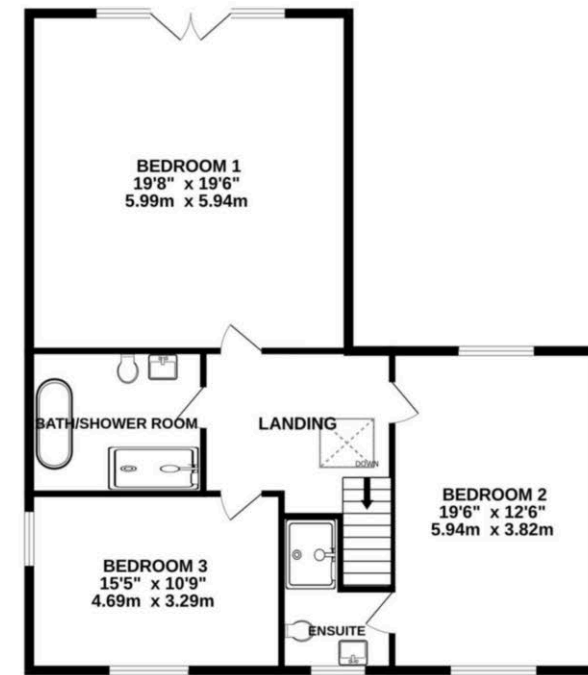
Halse is an extremely popular village with a thriving community and has a parish church and community owned pub. Halse lies close to the larger villages of Milverton and Bishops Lydeard which have local shops and primary schools. Taunton the county town of Somerset is readily accessible.



GROUND FLOOR
1409 sq.ft. (130.9 sq.m.) approx.



1ST FLOOR
1077 sq.ft. (100.1 sq.m.) approx.



TOTAL FLOOR AREA : 2486 sq.ft. (231.0 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.
Made with Metropix ©2024

We routinely refer potential sellers and purchasers to local and national law firms to carry out the conveyancing. It is their decision whether they choose one of these law firms. In making that decision, it should be known that we receive a payment benefit of £250.00 per transaction.

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

Home Field View North, Prockters Farm, West Monkton, Taunton, Somerset, TA2 8QN
T: 01823 426090 E: sales@jamesgrayestateagents.com W: jamesgrayestateagents.com