



The Croft

North Curry, Taunton, Somerset, TA3 6AU

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ESTATE AGENTS

A spacious detached family home, with walled gardens and paddock, and enjoying a tucked away location with stunning views over the Somerset levels and yet only a short walk to the centre of this sought after conservation village. In all about 3.4 acres

 5  4  3

Key features

- Spacious detached 5 bedroom family home
- 23' Kitchen/dining room with Aga and stunning views
- 3 further reception rooms
- Solar panels, wood chip boiler and double glazing
- Stunning location with far reaching views and close to the village centre
- Large part walled gardens with former grass tennis court, large driveway and double garage
- In all about 3.4 acres

Services

Mains water, electricity and drainage. Wood pellet biomass boiler. Solar panels.

EPC rating

Band E (46)

Council tax

Band F





The property

This individual detached house offers spacious family-sized accommodation which has been designed to take full advantage of its wonderful setting. The property offers the dual benefits, of stunning rural views and grounds of about 3.4 acres, yet is only a short walk to the centre of this sought after village. The current owner has made numerous improvements, to make the property as environmentally efficient as possible and the property benefits from a wood pellet boiler providing hot water and central heating. There are also solar tubes providing hot water and additional pv panels. The property also has additional wood burning stoves and is double glazed.

The accommodation

A large and welcoming entrance hall affords access to all the main rooms and features a wood burning stove. The sitting room, also has a wood burning stove and enjoys a wonderful westerly aspect with doors opening to the large conservatory, overlooking the walled garden. The kitchen/dining room, is very much the heart of the house and features farmhouse style hand painted units with granite worksurfaces and central island unit. 4 oven Aga. The dining area has stunning views over Somerset levels and double doors open to the garden. Approached from the kitchen is a snug/family room and also on the ground floor can be found a study, cloakroom, utility room and shower/boot room.



First floor

On the first floor a large landing gives access to 5 double bedrooms with the principal bedroom having a triple aspect and taking full advantage of the wonderful views, together with a walk-in dressing room and balcony. In addition there is a family bathroom and separate shower room.



Outside

The property is approached over a driveway which is initially shared with Highcroft House and then leads to a private driveway with ample parking and turning space and giving access to the double garage and garden store. The majority of the garden lies on the west side of the property and is part walled and includes an expanse of lawn with shrub borders and numerous fruit trees. A gravelled area provides an ideal spot for alfresco dining. A mature hedge screens a former vegetable garden area, perfect for a summerhouse as it takes full advantage of the views. Situated to the north of the property can be found a brick built potting/tool shed. The paddock adjoins the gardens to the northeast and comprise a predominantly level paddock and there is a former grass tennis court. In all the property extends to about 3.4 acres

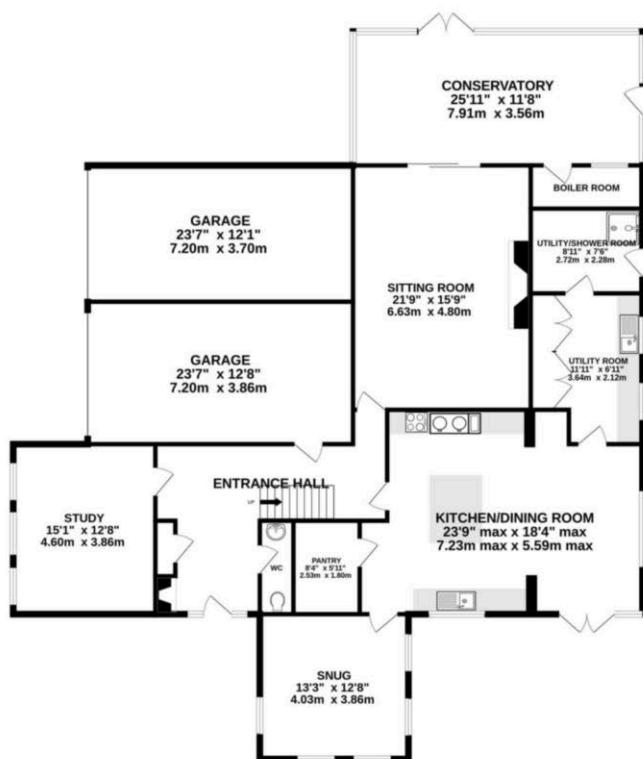
Situation

The property is situated on the western outskirts of the rural village of North Curry which is widely regarded as one of the most sought after in the district. Centred around an attractive village green, the village offers a good range of amenities which includes modern health centre, primary school, post office/convenience store and cafe. There is also a popular village pub and a beautiful parish church known as the "Cathedral of the Moors". The County Town of Taunton is some 6 miles away readily accessible via nearby roads where a wide range of shopping, recreational and scholastic facilities will be found including three noted public schools. Taunton benefits from excellent communication links with the rest of the UK with a rail link to London, Paddington and M5 interchange (junction 25).

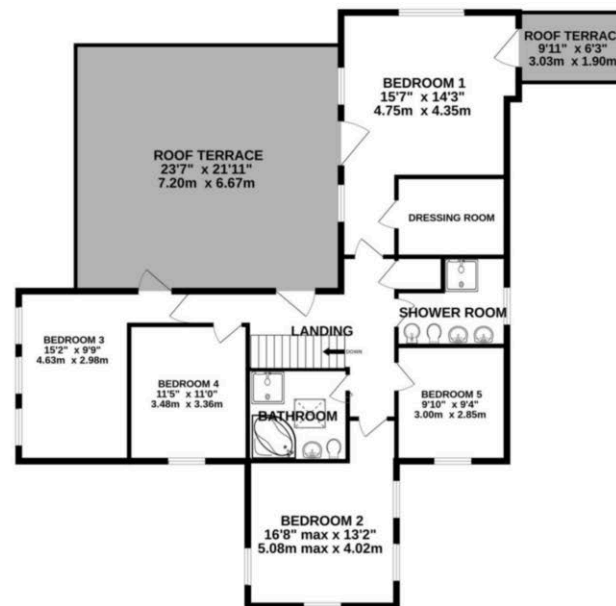




GROUND FLOOR
2523 sq.ft. (234.4 sq.m.) approx.



1ST FLOOR
1201 sq.ft. (111.6 sq.m.) approx.



TOTAL FLOOR AREA : 3724 sq.ft. (345.9 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.

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