



## Squirrelsmead Cottage

Fivehead, Taunton, Somerset, TA3 6QY

James  
Gray

ESTATE AGENTS



A Grade II listed detached period cottage occupying a stunning rural location with no immediate neighbours and with wonderful southerly views in large secluded gardens, of about 1 acre and with numerous outbuildings. An adjacent field of about 8 acres is available by separate negotiation.

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### Key features

- Stunning rural location with no near neighbours
- South facing gardens with beautiful rural views
- Gardens of about 1 acre. An adjacent field of about 8 acres is available by separate negotiation
- Delightful period cottage of immense charm and character with many original features
- Numerous outbuildings and large driveway providing ample parking

### Services

Mains water and electricity. Oil-fired central heating. Private drainage.

### EPC rating

EPC exempt

### Council tax

Band E





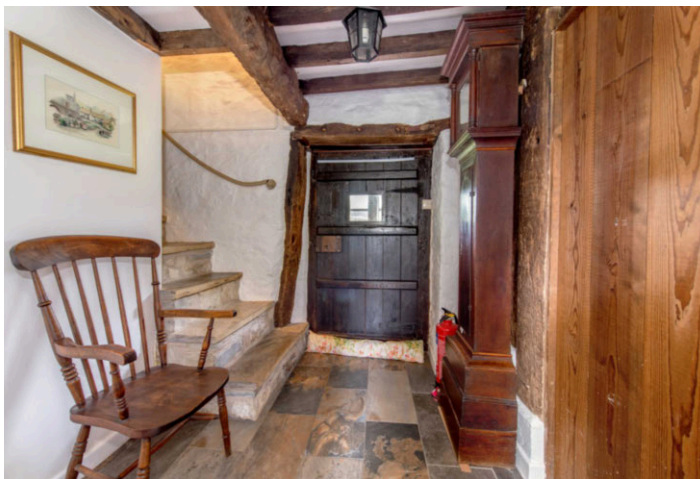


### The property

Dating from the 16th century, this detached Grade II Listed period cottage has stone and rendered elevations beneath a tiled roof. It enjoys a wonderful southerly aspect and open views over the surrounding countryside. The house exhibits many wonderful period features, typical of its age, including inglenook fireplaces, a wealth of exposed beams, a plank and muntin screen wall and a stone spiral staircase. In more recent times the property has been extended to provide a large kitchen/family room and the property has oil fired central heating and double glazing.

### The accommodation

In summary, the accommodation comprises: Entrance porch with lovely views over the garden and the surrounding countryside. Entrance hall with stone spiral staircase rising to the first floor. Cloakroom with low level wc and vanity basin. Living room, a lovely light and airy double aspect room with windows overlooking the front and rear gardens with impressive inglenook fireplace with woodburning stove, plank and muntin screen wall, heavily beamed ceiling. Sitting Room, another light and airy double aspect room with inglenook fireplace with interesting curved stone back and inset wood burning stove, a wealth of exposed ceiling timbers. Study/family room with an attractive double aspect and heavily beamed ceiling. Kitchen/dining room, re-fitted by the current owners and of lovely proportions and again being light and airy with two windows on the south elevation. Fitted with a range of base and wall mounted units with space for range style cooker and plumbing for dishwasher, tiled floor throughout, built in shelved pantry, stable door to rear porch. Utility/boot room with oil-fired boiler serving the domestic hot water and central heating systems, sink unit with cupboards below and plumbing for washing machine, tiled floor, stable door to covered way, shelved store room. Shower room with shower enclosure, pedestal wash hand basin, and low level WC.







### First floor

Landing with hatch to loft space. Bedroom 1 with built in wardrobes running the length of one wall, ornate fireplace. En-suite bathroom with white suite comprising panelled bath, pedestal wash hand basin and close coupled wc, door to loft with electric light. Bedroom 2 with a wealth of exposed timbers including cruck beams, door to Bedroom 3 with exposed wall timbers and chimney breast with display ledge running the length of the room and further raised storage recess.

### Outside

A large driveway provides ample parking and gives access to a detached single garage. The garden is laid mainly to lawn and includes a large pond. Attached to the cottage are very useful wood stores. The rear garden enjoys a wonderful southerly aspect and adjoins farmland and accordingly enjoys a good deal of privacy. There is a productive kitchen garden area with raised beds. A field lies to the east of the property and has a separate access from the drive. This extends to about 8 acres and is available by separate negotiation. Please note that a footpath runs through the corner of the field.

### Situation

Squirrelsmead Cottage enjoys a private position but is by no means isolated. It is situated between the villages of North Curry and Fivehead, both of which offer vibrant communities. The small town of Langport is closeby and offers a more comprehensive range of facilities. Taunton the County town is about 8 miles distance with a wider range of shopping, scholastic and recreational facilities, including three noted public schools, a major hospital and Somerset College. Taunton enjoys excellent communication links with a main line rail link and access to the M5 at junction 25. The cities of Exeter and Bristol are both within an hour's drive hosting international airports.



### Directions

What 3 words: took/soggy/harder





# Squirrelsmead Cottage, Fivehead, Taunton, TA3

Approximate Area = 2601 sq ft / 241.6 sq m (includes garage)

Limited Use Area(s) = 213 sq ft / 19.7 sq m

Outbuilding = 176 sq ft / 16.3 sq m

Outbuilding = 508 sq ft / 47.1 sq m

Total = 3498 sq ft / 324.9 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlchecom 2024. Produced for James Gray. REF: 1162242

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

