



Fremoville

Creech St. Michael, Taunton, Somerset, TA3 5ED

James
Gray

ESTATE AGENTS

A spacious family home offering beautifully presented and adaptable accommodation, together with a one-bedroom annexe and a superb range of outbuildings providing excellent storage, all set in grounds of about 1.25 acres



Key features

- Spacious and beautifully presented split level family home
- Separate one-bedroom annexe providing income potential
- Steel framed barn extending to about 60' x 45' with lean-to barn
- Further outbuildings and double car port
- Driveway and yard providing extensive parking
- South facing gardens with views
- In all about 1.25 acres
- Sought after village location close to good local amenities

Services

All mains services connected. Gas central heating

EPC ratings

Fremoville C (69) Annexe Littleville E (40)

Council tax

Fremoville Band E. Littleville Band A





The property

This spacious and beautifully appointed family home offers flexible and adaptable accommodation and with the benefit of a self-contained one-bedroom annexe, it provides opportunities for the multi-generational family or for those looking for a home with income potential. In addition, the property is offered with a superb and extensive range of outbuildings. Some of which also offer potential to create further living accommodation, subject to the usual regulations. There is also a large modern steel framed barn which is currently configured to provide stabling, but could be adapted for a many purposes and offers excellent storage. A large concrete driveway, provides ample parking and leads to the yard and to the outbuildings and a double car port. The gardens enjoy a wonderful southerly aspect and in total the plot extends to about 1.25 acres

The accommodation

Fremoville offers spacious and versatile accommodation which is presented in excellent order having recently been updated and improved by the current owners. A large and welcoming entrance hall has built in cupboards and gives access to the main reception rooms. The large

sitting room has a fireplace and triple aspect with patio doors opening to the conservatory, with a lovely southerly aspect and outlook over the rear garden. There is a separate dining room with a door to a balcony and door to the recently re-fitted kitchen/breakfast room. There are 3 double bedrooms which includes the main bedroom with en-suite shower room, and there is also a family bathroom. On the lower ground floor, there is a further multi-purpose room with utility area and with pedestrian access to the front of the property and integral double garage. There is also a study and cloakroom which has its own separate entrance to the side of the property, ideal for those working from home.

The annexe

The adjacent one bedroom annexe has been also been updated and is perfect for a dependant relative or for Air bnb. The accommodation includes a fitted kitchen, separate living / dining room, one bedroom and shower room. There is an adjacent gravelled parking area.

The outbuildings

There are an excellent range of outbuildings including a large steel framed barn extending to about 60' x 45'. This is currently configured to





provide stabling, but could be adapted for many purposes and offers excellent storage. To the East of this barn is a lean-to barn providing additional storage and stabling and this opens directly to a small paddock. Adjacent to this barn can be found a block built barn divided into 3 sections and currently utilised as a workshop, home gym and games room. Subject to the usual consents this building could be adapted to provide a further annexe or home office. A large concrete yard provides ample parking and gives access to a double carport. Situated to the front of the property is a driveway giving access to the annexe and double garage. Please note that this driveway is subject to a right of way giving access to a parking area for a neighbouring property called The Cottage.

The gardens

The rear garden enjoys a wonderful southerly aspect and is lawned. Beyond the garden can be found the concreted yard and a further small paddock area. In all the grounds extend to about 1.25 acres

Situation

The property lies within the sought-after village of Creech St Michael. The village can be found about



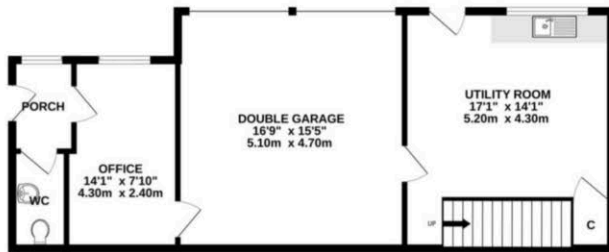


four miles from the County town of Taunton. Within the village there are a wide range of facilities including a convenience store, public house, vets, Primary school and medical centre. Taunton, offers an excellent range of shops, restaurants and sports facilities as well as being the home for Somerset County Cricket and there is racing at Taunton Racecourse. The area benefits from excellent transport links from the M5 being close by, making commuting and exploring the area very easy. There are superb walking and riding opportunities in the local area and easy access to the Quantock, Blackdown and Brendon Hills. Taunton has a mainline railway station with fast links to the rest of the country.

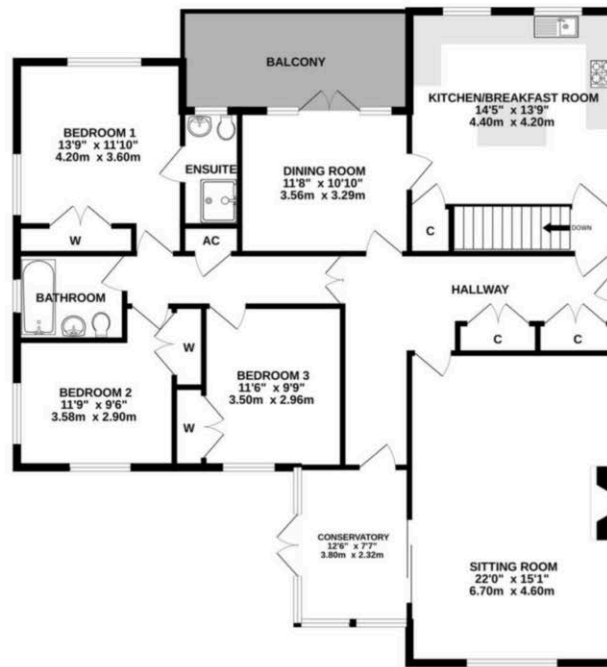
Directions

From Taunton proceed East on the A38 toward Bridgwater and turn off of the main roundabout, sign posted to Creech St Michael. Proceed over the motorway bridge to the next mini roundabout and turn left towards Creech Heathfield. As you rise up the hill, the entrance to Fremoville can be identified on the right-hand side, after a short distance.

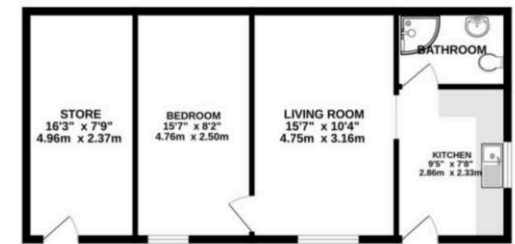
LOWER GROUND FLOOR
682 sq.ft. (63.4 sq.m.) approx.



GROUND FLOOR
1521 sq.ft. (141.4 sq.m.) approx.



ANNEXE
559 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA : 2762 sq.ft. (256.6 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

James
Gray

ESTATE AGENTS