

for sale

£475,000



Puffers . Wrantage Taunton TA3 6DB

A stunning PERIOD PROPERTY in a wonderful COUNTRYSIDE LOCATION boasting three bedrooms, LARGE KITCHEN and three reception rooms/areas. The property exudes CHARACTER with exposed stone walls, BEAMS and excellently maintained fireplaces. GENEROUS GATED PARKING and garage!



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Front Door

Leading into...

Entrance Porch

Internal stable door to the...

Dining Room/Snug

13' 11" x 11' 10" (4.24m x 3.61m)

A large and welcoming entrance to the property with an inglenook fireplace and fitted multi-fuel stove. Additional features include attractive exposed stone walls, tiled flooring and dual aspect windows to the front and rear. Stairs rising to the first floor. Doors to the Lounge and Kitchen areas.

Kitchen

26' 1" max x 12' 6" max (7.95m max x 3.81m max)

The stunning Kitchen is split into two distinct areas, the first of which features a range of fitted wall and base-mounted units and work surfaces incorporating a recess for a gas/electric range-style cooker. Wall-mounted radiator, inset spotlights and window to rear aspect. This area then opens up to the larger part of the Kitchen which offers many more wall and base units including a large corner larder cupboard. Further work surfaces with a Belfast sink and drainer, breakfast bar and a central matching island. Recesses for an American style fridge/freezer, washing machine and dryer. Brand new Worcester floor-mounted oil boiler. Door to the WC and patio doors to the rear garden. Dual aspect windows to the rear and side overlooking the beautiful garden areas.

Lounge

16' 3" x 11' 7" (4.95m x 3.53m)



The main Lounge exudes character and charm and features a beautiful inglenook fireplace and large woodburning stove. Exposed beams and stone walls further add to the period ambience of the room and have been excellently maintained. The Lounge flows into the...

Sitting Room

11' 9" x 11' 7" (3.58m x 3.53m)

Joined on to the main Lounge, this versatile area offers a further seating area with large fireplace, original bread oven and the same exposed beams and stone walls. The two Lounge areas feature a window to rear aspect and three windows to the front aspect. A single door leads to the...

Conservatory

14' 2" x 7' 3" (4.32m x 2.21m)

The large, recently constructed conservatory is of UPVC/brick construction and offers panoramic views of the garden and field behind. Single doors to both ends leading to the garden areas.

First Floor Landing

Two windows to front aspect. Doors to all bedrooms and the Bathroom.

Bedroom 1

11' 6" x 10' 3" (3.51m x 3.12m)

A generous main bedroom with windows to the front and rear enjoying excellent views over the surrounding countryside. Loft hatch and wall-mounted radiator. Built-in storage cupboard over the stairs. Door to the...

Dressing Room

11' 5" x 7' 9" (3.48m x 2.36m)

A fantastic walk-in Dressing/Storage room with a window to front aspect.

Bedroom 2

11' 8" x 11' 8" (3.56m x 3.56m)

A second double bedroom with wall-mounted radiator and dual aspect windows to the front and rear.

Bedroom 3

10' 5" x 8' 5" (3.17m x 2.57m)

Wall-mounted radiator and window to rear aspect.

Bathroom

The beautifully appointed bathroom suite comprises a bath with mixer taps, double corner shower unit with electric shower over, low level WC and twin wash basins. Part-tiling and large velux window to rear aspect.

Rear/Side Garden

To the rear of the property is a beautifully crafted decking area including a raised seating area overlooking the fields and countryside behind. Well-stocked flowerbeds provide privacy and blend the property into its stunning surroundings. The decking extends to the rear of the garage and there is a single door into the rear of the garage. A side gate leads to the driveway.

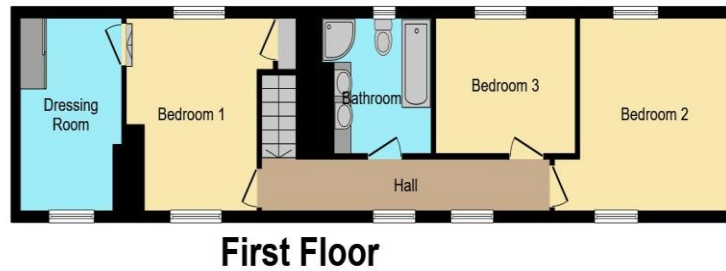
The main garden is to the side of the property and begins with a further decked seating area covered with a wooden pergola. The oil tank is tucked behind fencing. An area of lawn leads to a large stone chipping area which has double gates for additional off-road parking if required. Beyond the stone chippings is a larger lawn with numerous fruit trees and a final smaller seating area at the end. The entire garden is private, enclosed and wonderfully sunny.

Parking

The property benefits from a large, gated driveway to the right hand side plus a private lay by to the front providing parking for numerous cars.

Garage





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directions to this property:

From the M5 motorway head south on the A358 and through the village of Henlade. Turn left signposted for Wrantage(A378) and the property will be located on the right hand side before entering the village itself.

To view this property please contact Connells on

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Property Ref: TTN312033 - 0004

Tenure: Freehold

EPC Rating: Awaited

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