



2 Amberd Cottages



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Trull, Taunton, TA3 7AA

Taunton 2.5 Miles

A superbly extended period house situated in a delightful, semi-rural location with paddock and stable extending to 1.13 Acres.

- Extended Semi-Detached House
- Two Reception Rooms
- Four Bedrooms – Master En-Suite
- Garden to Front & Rear
- Freehold
- Well Proportioned Accommodation
- Open-Plan Kitchen/Dining Room
- Utility & Shower Room
- Paddock & Stable Block
- Council Tax Band E

Guide Price £625,000

Description

2 Amberd Cottages is a charming, extended period semi-detached house situated in a superb semi-rural location in the outskirts of Trull. The house includes off-road parking and a garage with good sized gardens to the front and rear. There is an adjacent paddock which is laid to pasture with a timber stable block and separate road access, in all extending to approximately 1.28 Acres.

Situation

2 Amberd Cottages enjoys a delightful position within the village of Trull which itself lies some 2 and a half miles to the south of the County Town of Taunton, in an area which is widely regarded as one of the most highly favoured in the district. The adjoining village of Trull offers a good level of facilities include primary school, recreational ground and village stores and village pub. Taunton is readily accessible with an extensive range of shopping, educational and recreational, sporting and cultural facilities including Somerset County Cricket Ground and Taunton Racecourse. The County Town also provides access to the M5 motorway and has a mainline railway station with direct links to London Paddington in under 1 hour 45 minutes.



Accommodation

The house has been cleverly extended over the years and now provides well-proportioned accommodation over two floors. An entrance porch leads to an entrance hallway with turning staircase to first floor and doors to reception rooms. The sitting room centres upon an open fireplace with inset wood burning stove with door to under stairs cupboard and opening to kitchen. There is a separate dining room which is currently used as a study with fitted fireplace to one side and front aspect window. The kitchen, which forms part of the extension includes a range of matching shaker style wall and base units with fitted appliances including space for Range cooker with extractor hood over with space for dishwasher and integrated fridge freezer. There are wooden worktops and a one and a half bowl sink unit, central island unit, terracotta styled floor and doors opening up to the rear garden. A door leads through to utility room with downstairs shower. On the first floor there are four bedrooms, the master bedroom having an en-suite shower and a fitted family bathroom suite.

Outside

There is a gated entrance which opens on to a gravel hardstanding and driveway which runs along the side of the house and leads to a detached single garage with up and over door. The gardens and laid to lawn with planted herbaceous borders and include a number of specimen trees. There is access to the rear garden which is laid to lawn and includes a summerhouse. There is a vegetable patch with raised beds and a field gate leads through to a separate paddock which is laid to pasture and includes a timber two-bay stable block, a number of apple trees and timber sheds and a separate vehicular access to one side.

Directions

From Taunton proceed to the village of Staplehay into Trull and follow this road and turn left into Amberd Lane. Follow Amberd Lane and go over the bridge and continue for a short distance and 2 Amberd Lane can be found on the left-hand side identified by a Stags for sale board.

Services

Mains water, electricity and drainage. Broadband available: Superfast and Standard ADSL. Mobile signal coverage: Voice, Data and Enhanced Data available (Ofcom). Please note the agents have not inspected or tested these services. EPC rating E.



