



Thatch Cottage



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Crowcombe, Taunton, Somerset, TA4 4AZ

Taunton 11 miles, Bridgwater 13 miles.

A charming, Grade II Listed, detached period cottage, situated in a popular rural position at the foot of the Quantock Hills with planning permission granted for a substantial extension.

- Delightful Grade II Listed Detached Cottage
- Rural Position At The Foot of the Quantocks
- Planning Granted for Substantial Extension
- Sitting Room with Inglenook Fireplace
- Application Number 3/07/22/016
- Two Bedrooms & Single Bedroom/Nursery
- Garage & Off Road Parking
- Delightful Gardens Overlooking Fields
- In Need Of Modernisation
- Freehold, Council Tax Band D

Guide Price £385,000

SITUATION

The property is situated just off of a very small country lane and overlooks fields and enjoys views over the Quantock Hills. Close to Crowcombe which is generally regarded as one of the most popular Quantock Hills villages set well away from busy roads, resting on the lower slopes of the hills and proudly boasting a wealth of picture postcard and other fine properties. Other village amenities include the community operated Post Office/Stores, Primary School, Carew Arms Public House, Church and Community Hall. Beyond the hills is the West Somerset coastline leading towards Minehead. This is also the ideal area to explore the Bredon Hills and the Exmoor National Park. Taunton the county town is eleven miles away with an excellent range of amenities and the railway links to London Paddington in less than two hours, as well as easy access to the M5 motorway.

DESCRIPTION

Thatch Cottage is a pretty detached Grade II Listed period cottage with rendered colour washed elevations under a thatched roof, which has recently been re-ridged. The cottage retains many features of the period and requires modernisation but has the benefit of planning permission which has been granted for the erection of a two storey contemporary extension. Planning Reference 03/07/22/016



ACCOMMODATION

The accommodation includes an entrance porch leading to an original cross passage hall with doors to the reception rooms. The sitting room features a deep inglenook fireplace with a wood burning stove, bread oven and heavy beam over and beamed ceilings and front aspect window. A door from the sitting room provides access to a spiral staircase that leads to the first floor. The kitchen has been fitted for a range of modern shaker style wall and base units, granite effect worktops, two ring induction hob, Everhot range cooker, plumbing space for a dishwasher/washing machine and a front aspect window and beamed ceiling. There is a ground floor shower room that has recently been updated which includes electric underfloor heating and towel rail and comprises low level WC, wash basin, tiled walls and floor and a window to the side.

On the first floor there is a landing which provides access to two of the bedrooms. The master bedroom has a built-in double wardrobe, built-in cupboard, window to the front with views and door to the dressing room, which could be used as a single bedroom/nursery, with a window to the front and double doors to the airing cupboard. There is a second bedroom, which has a window to the side.

OUTSIDE

At the front of the house there a driveway with parking for a number of vehicles and a single detached garage with an electric roller door and light and power connected. The front garden is laid to lawn surrounded by deep planted borders, there is access on both sides of the property with areas of lawn leading to the rear garden which is laid to lawn. There is a generous log and bin store. The house enjoys outstanding views over the fields at the rear and enjoys spectacular views towards the Quantock Hills.

PLANNING PERMISSION

Somerset West and Taunton District Council granted Approval of Full Planning Permission for replacement of single storey extension to the rear on 3rd January 2023 under Ref No. 3/07/22/015. Copies of the planning permission and all the relevant documents are available from the Somerset Council planning portal (www.somerset.gov.uk).

SERVICES

Mains electricity. Private drainage and water. Standard broadband available (Ofcom), mobile signal likely available outdoors (Ofcom). Please note the agents have not inspected or tested the services.

DIRECTIONS

Proceed from Taunton on the A358 towards Minehead. Proceed past the two turnings for Crowcombe and upon reaching the second turning to Crowcombe proceed along this road for a short distance taking the first turning left. Follow this road and Thatch Cottage can be identified as being the first property on the right hand side.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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