



Hagleys Cottage



# Hagleys Cottage

Hagleys Green, Crowcombe, Taunton, TA4 4AF

Williton 4 Miles, Taunton 14 Miles, Minehead 12 Miles.

A charming, detached cottage which has been superbly renovated whilst retaining many original features situated in this sought after village.

- Charming detached cottage
- Living/dining room
- Ground floor bathroom suite
- Cottage style gardens
- Council Tax band E
- Recently renovated accommodation
- Three bedrooms, master en-suite
- Newly fitted kitchen/breakfast room
- Off road parking
- Freehold

Guide Price £435,000

## SITUATION

The village of Crowcombe 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

Hagleys Cottage is a charming detached village cottage which has been superbly remodelled and renovated by the current owner who has retained many of its original features. The property includes new double glazing, new kitchen and bathrooms throughout.



## ACCOMMODATION

The accommodation includes a reception hall with opening through to open plan snug/dining room, stairs up to the first floor and access through to the kitchen. A door leads through to the sitting room which centres upon an open fireplace with wood burning stove and brick-built surround and mantle, dual aspect windows and oak effect flooring. The kitchen with a range of matching wall and base shaker style units with oak effect worktops, one and a half bowl sink unit, space for cooker with extractor hood over, space for washing machine and front aspect windows. An inner hallway leads to a rear hallway with door to outside and a ground floor bathroom which has been fitted with a new suite including bath, washbasin and wc and there's also a ground floor bedroom. To the first floor is a landing, with access to the master bedroom suite with vaulted ceilings and door to en-suite shower. The second bedroom also has vaulted ceilings.

## OUTSIDE

Outside the property benefits from pretty and colourful cottage gardens to the front, to the side of the property is a timber workshop and there is an additional hardstanding parking area to the front providing off road parking.

## SERVICES

Mains water, drainage and electricity. Tenure freehold.

## 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 and Hagleys Cottage will be found on the right hand side.

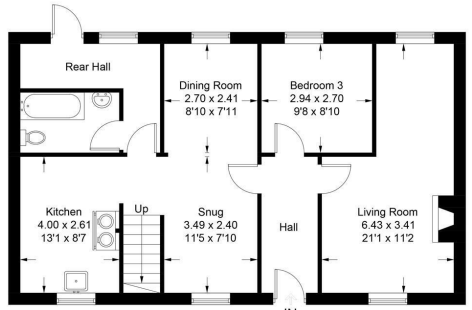


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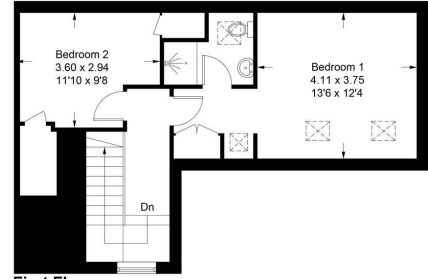


Approximate Gross Internal Area = 114.7 sq m / 1234 sq ft





**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1079610)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	36	
(21-38)	F		
(1-20)	G		81
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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