



Adcombe View





# Adcombe View

Blagdon Hill, Taunton, Somerset, TA3 7SG

Taunton 4 miles. Taunton railway station 4.8 miles

A handsome period house enjoying wonderful aspect over fields situated in a popular village close to Taunton.

- Wonderful Surrounding Countryside
- Garaging & Workshop
- Three Reception Rooms
- Freehold
- Lovely south west facing garden
- Fully Fitted Kitchen
- Five Bedrooms

Guide Price £612,500

## SITUATION

Adcombe View is situated in the popular village of Blagdon Hill and enjoys wonderful views over open countryside in all directions. Blagdon Hill is situated on the lower slopes of the Blackdown Hills on the edge of the AONB, and is within four miles of the County town of Taunton, with its extensive range of facilities. There is excellent schooling in both the private and state sectors and the communications are excellent for road and rail to all parts of the country.

For rural pursuits the hills provide excellent walking, riding and cycling and Taunton & Pickering golf club is within two miles.

## DESCRIPTION

Adcombe View is a spacious house in the centre of the village with wonderful views over open fields and the countryside beyond.





## ACCOMMODATION

The house was built in the 1800's and is constructed of local flint stone with brick quoins under a tiled roof. The accommodation is spacious and well-proportioned with high ceilings, typical of the era. A fully enclosed porch leads into the entrance hall, which leads into a lovely living room with an open stone fireplace and French doors opening out to the rear courtyard. A light and spacious dining room has French windows, which open to a conservatory, which overlooks the garden and patio area. The kitchen is a fine feature and is well appointed with granite work tops and an oak topped breakfast bar. There are two full sized ovens, an induction hob, integrated dishwasher and fridge / freezer. There is a utility area, a downstairs cloakroom and two doors to the outside.

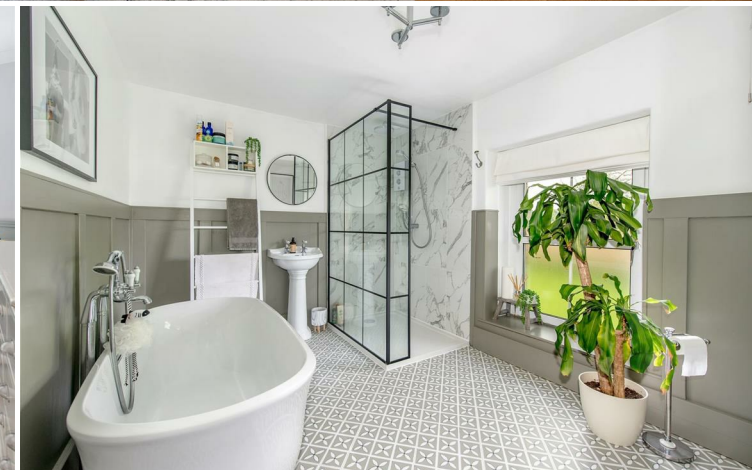
On the first floor there are two large double bedrooms, a large family bathroom, a separate shower room and a further bedroom that is currently a dressing room. Stairs lead up to the second floor and there are two substantial double bedrooms, both with stunning views over open countryside.

## OUTSIDE

The garden is mainly laid to lawn and lies to the south of the property with a delightful patio area, pond and small stream at the edge. There is a small courtyard to the west, which enjoys evening sunshine and is a great place for entertaining outside. Adjoining the house is a large double garage with a loft over, as well as a work shop. To the front of the garage there is parking for two cars.

## DIRECTIONS

From Taunton head south on the Honiton road through Trull and Staplehay. Continue into the village of Blagdon Hill. Pass the garage on the right and after a further quarter of a mile the property can be found on the right hand side





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Approximate Gross Internal Area = 178.8 sq m / 1924 sq ft  
 Garage / Workshop = 40.3 sq m / 434 sq ft  
 Total = 2191.1 sq m / 2358 sq ft

Ground Floor  
 First Floor  
 Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplans@stags.co.uk © (ID1080934)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	32	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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