



The Birches



# The Birches

West Bagborough, Taunton, TA4 3EP

Taunton town centre 8.3 miles, Bishops Lydeard 2.5 miles,  
Crowcombe 4.2 miles

An impressive modern barn conversion with separate one bedroomed annexe, three bay garage and workshop set in an acre of grounds and situated in a stunning location with views towards the Quantock Hills

- Superb modern conversion plus annexe
- Landscaped garden - an acre of grounds
- High quality finish throughout
- Open plan living/kitchen
- Council Tax band E
- Attractive position adjacent to countryside
- Modern contemporary interior
- Three bedrooms, master en suite
- Ample parking and driveway
- Freehold

Guide Price £695,000

## SITUATION

The Birches is situated on the outskirts of a small village considered to be one of the most sought after on the southern slopes of the Quantock Hills. With a good village community West Bagborough is the home of Bagborough House and adjoining ancient village church. There is also a cricket ground and village inn and is close to the sought after village of Crowcome with church, village inn and community hall and in the opposite direction there is Bishops Lydeard with Co-op store and church. Taunton the County Town of Somerset has a good shopping centre and is the home of Somerset County Cricket Club and is well known for it's good range of independent schools including King's and Queen's Colleges, Taunton School and Richard Huish Sixth Form college. Taunton also has a main line railway station with fast trains scheduled to arrive in London Paddington in 1h45 minutes. The motorway junction provides fast and easy access to the rest of the country. The Quantock Hills are beacon topped hills providing excellent walking and riding country with wonderful panoramic views.

## DESCRIPTION

This immaculately presented modern detached barn conversion offers a seamless blend of both rustic charm and contemporary design set in grounds of approximately one acre. The house has been meticulously renovated throughout showcasing an array of modern finishes whilst retaining it's own individual character and it's original structure. As you approach the property there is gravelled frontage providing ample parking space for multiple vehicles and has a driveway leading down to a separate building with one bedroom annexe and three bay garage. The exterior of the barn has burnt larch cladding, standing seam metal roof and features of large windows and bi-fold doors flooding the house with natural light.



## ACCOMMODATION

The front door opens onto a spacious and thoughtfully designed interior. The heart of the home is the open plan kitchen/living/dining area. There are vaulted ceilings with exposed wooden trusses. The kitchen features up to date appliances, sleek counter tops, oak work surfaces, hob and extractor over, double oven and grill, integrated fridge freezer and dishwasher. Parquet flooring extends throughout the ground floor and the dining area opens through to living room which includes wood burning stove, bi-folding doors which open out onto the south facing patio. There are three bedrooms, the master bedroom having an en suite shower and built in wardrobes and there is a separate family bathroom with roll top bath, wc and washbasin.

There is a separate one bedroomed annexe again with burnt larch exterior, door leading through to an open plan living area with kitchen, separate bedroom and bathroom. Attached is a three bay garage with electrically operated garage doors and a hardstanding and turning area.

The house has a low carbon footprint. It is a highly insulated property with high performance glazing throughout and an air source heat pump with full under floor heating in the main house and a high efficiency electric boiler in the annexe.

## OUTSIDE

There are lawned gardens with deep paved terrace and pathway which extends to either side of the property. The gardens are enclosed by post and rail fencing with gate opening on to a separate paddock and a separate access to the side of the barn leading to a further workshop with double doors and has electric light and power and can be used for a variety of purposes.

It's the setting that's so special enjoying stunning views over surrounding fields towards the Quantock Hills in the distance.

## SERVICES

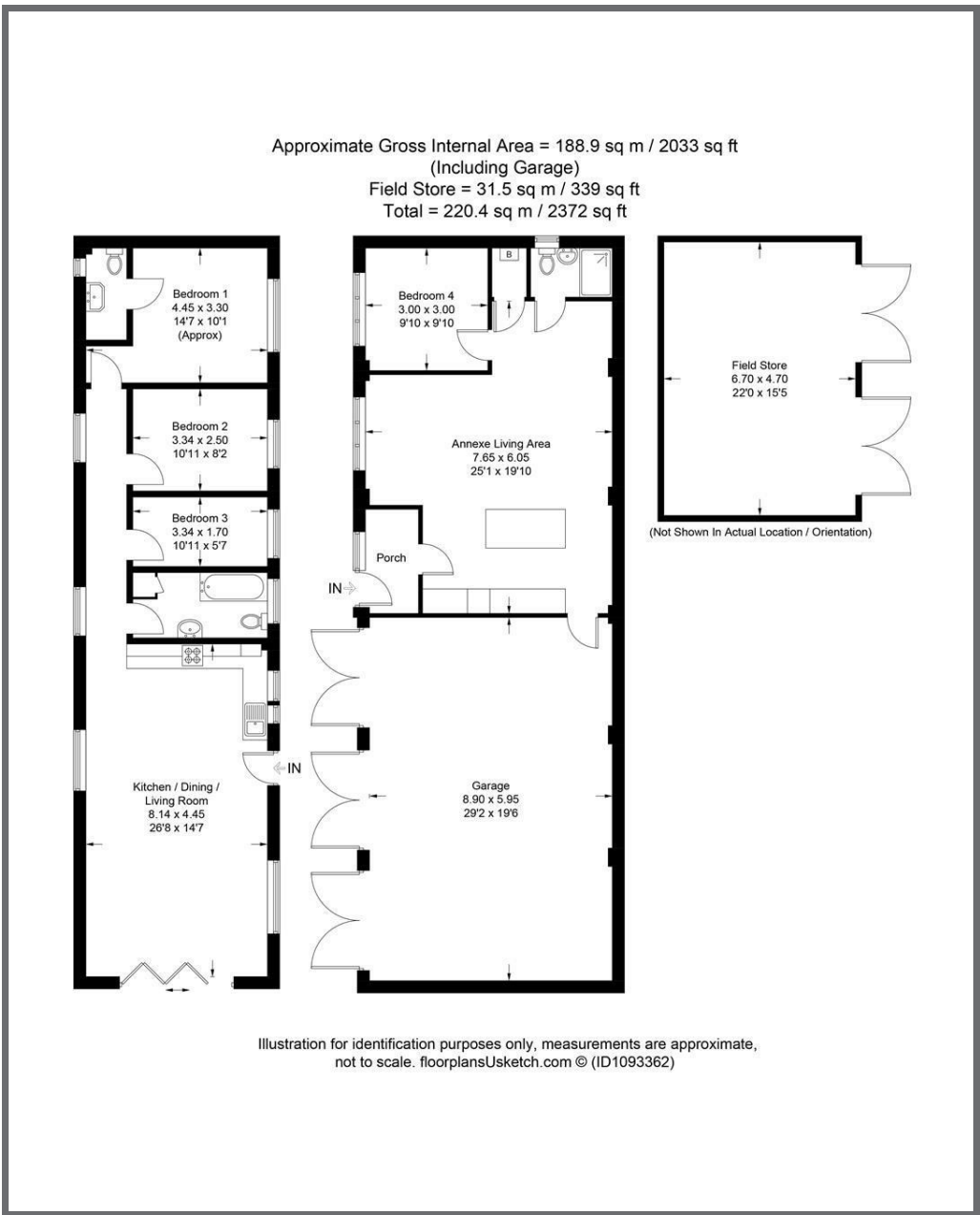
Water via borehole, electricity and air source heat pump.

## DIRECTIONS

Leaving Taunton on the A358 take the turning right to West Bagborough at the sharp left hand bend onto New Road, take the first right, continue to the end of this lane and the property can be found on the left 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		96
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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