



Little Court











# Little Court

Ash Priors, Taunton, , TA4 3NQ

Bishops Lydeard 1.5 miles, Taunton (train station) 6 miles, M5 (J25) 8 miles

A converted coach house and courtyard, quietly situated on the edge of this popular village, with delightful landscaped gardens and separate office/garden room

- Sought-after location
- Kitchen/breakfast room
- Conservatory
- Separate garden room
- Freehold
- Grade II Listed
- 3 Reception rooms
- 3 Double bedrooms (1 en-suite)
- Private landscaped gardens
- Council tax band F

Guide Price £675,000

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## SITUATION

Ash Priors is a small village, surrounded by unspoilt countryside nestling between the Quantocks, Blackdown and Brendon Hills, within easy reach of Exmoor and the North Somerset coast. The village has an ancient village church and village hall. The larger nearby village of Bishops Lydeard has a good range of local amenities including a Primary school, Post Office, convenience store, local pub, and doctor's surgery. Taunton offers an excellent range of shopping, recreational, and leisure facilities, including the renowned Somerset County Cricket Ground and Taunton Racecourse.

Nearby transport links include the A358, the M5 via junction 25 and regular rail services to London from Taunton Station. There are excellent options for schooling, including Bishops Lydeard Church School, Taunton School, Kings College, Queen's College, King's College Prep School and Richard Huish Sixth Form College.

## DESCRIPTION

Little Court is a beautifully presented and versatile family home, skilfully and sympathetically converted from a former coach house and understood to date back to 1808. Rich in architectural and historical features, it is accordingly Grade II Listed. The layout includes well-proportioned reception rooms and high ceilings, perfect for family life and entertaining. The gardens are beautifully landscaped, offering a high degree of privacy. Within the gardens, there is a detached home office/garden room, which serves as a valuable asset to the property.

## ACCOMMODATION

The main entrance leads to the reception hall, which features an oak floor, stairs to the first floor with an under-stairs cupboard, and a window to the front elevation. There is a door opening to the rear hall, which has a part-glazed door to the garden and a door to the cloakroom.

The kitchen is fitted with a range of units providing ample work surfaces, cupboards, and drawers, along with wall-mounted cupboards. Appliances include a range-style cooker, built-in dishwasher, and American-style fridge freezer.

The sitting room is a substantial space with dual aspects to the front and rear, and a fireplace with a woodburning stove. A door from the sitting room opens to the dining room, which has a feature fireplace with adjacent alcoves incorporating display shelves and a cupboard. Another door leads to the study, which has an oak floor and windows to the front and side elevations. There is also a conservatory with a tiled floor and French doors opening to the garden.







On the first floor, the landing has an eaves storage cupboard and exposed timbers. The principal bedroom has fitted wardrobes, a window overlooking the front elevation, and a door to the "Jack & Jill" en-suite (shared with the third bedroom), which includes a double-width shower cubicle. Bedroom 2 has a fitted wardrobe, exposed ceiling timbers, and a window to the front. Bedroom 3 features an ornate fireplace, a window with open views, a built-in wardrobe and drawers, and a "Jack & Jill" en-suite shared with the master bedroom. The family bathroom is fitted with a white suite comprising a spa bath, separate corner shower, wash basin with cupboards underneath, WC, exposed timbers, and a window to the rear.

### OUTSIDE

The property is approached via a generous gravelled driveway, providing ample parking for several vehicles. At the front, there is an enchanting courtyard with a water feature, complemented by a mature Wisteria. The beautifully landscaped gardens wrap around to the side and rear of the property, featuring expanses of lawn with well-stocked borders filled with flowering shrubs and plants, including Hydrangeas, Camellias, Magnolias, and Peonies. There is also a terrace suitable for outdoor dining and seating. An established kitchen garden, complete with raspberries, is complemented by a timber garden shed. Additionally, there is a timber decked sitting area with an octagonal summerhouse, perfect for entertaining.

The detached office/garden room features two pairs of French doors opening into the garden, two windows, a Belfast sink, and fitted units. This versatile space is suitable as a family room, office, or studio.

### SERVICES

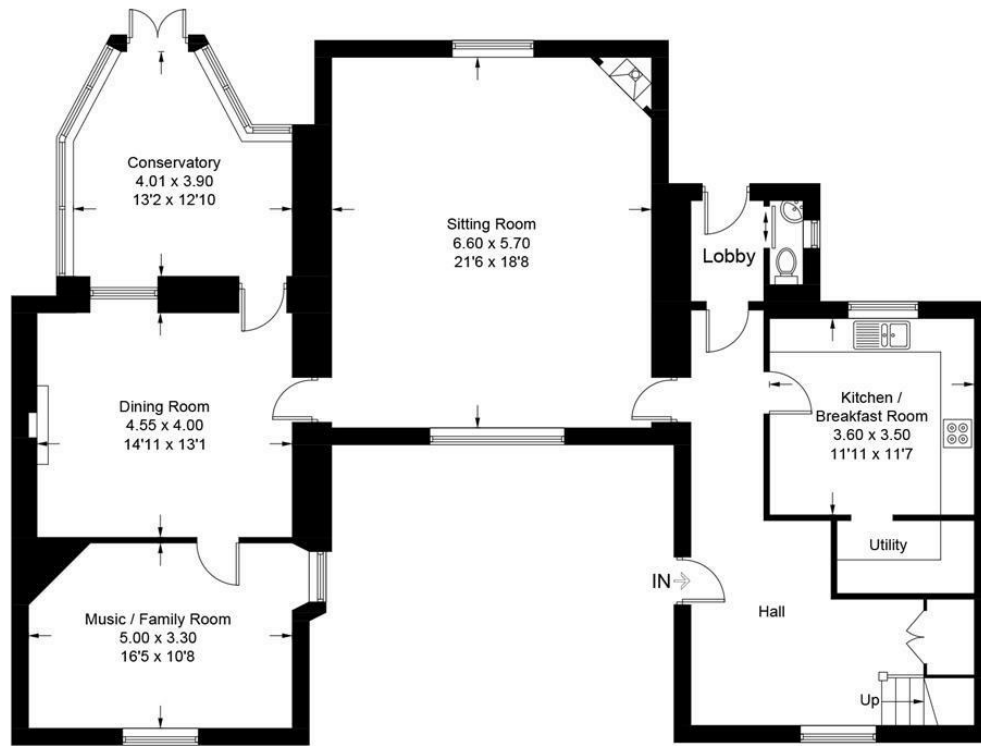
Mains electric, water and drainage. Gas fired central heating. Broadband available: Standard and Ultrafast (Ofcom). Mobile signal coverage: Voice and Data limited (Ofcom). Please note the agents have not inspected or tested these services.

### DIRECTIONS

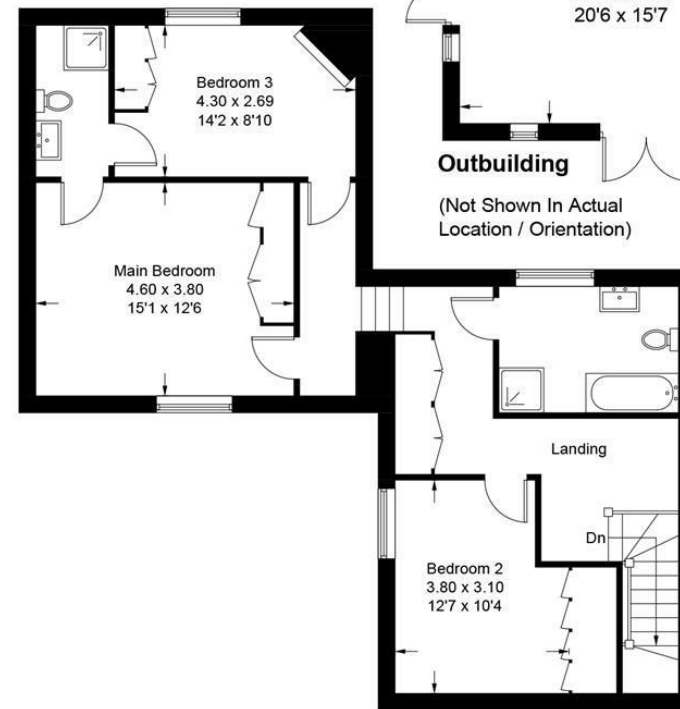
Leave Taunton in a northerly direction on the A358 heading towards Williton and Minehead. At the new roundabout turn left signposted to Ash Priors. Continue over the steam railway bridge and after approximately half a mile bear right signposted to Ash Priors. Proceed into the village, passing a pair of thatched cottages on the right hand side and the property will be found on the right before a sharp left hand bend.



Approximate Gross Internal Area = 210.7 sq m / 2268 sq ft  
Outbuilding = 28.8 sq m / 310 sq ft  
Total = 239.5 sq m / 2578 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1108620)



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.







