



The Summerhouse



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White Willow Gardens, Taunton, Somerset, TA1

Taunton Town centre 0.7 miles, Taunton train station 0.6 miles

A charming and very striking looking three/four bedroom detached property which is believed to date back to 1872.

- Unique period property
- Open plan living/dining/kitchen
- Two bathrooms, utility room
- Private parking
- Grade II\* Listed
- Original features throughout
- Three bedrooms
- Courtyard
- Council Tax band C
- Freehold

Guide Price £450,000

## SITUATION

The property is situated just off Staplegrove Road in the Conservation Area and is accessed from the White Willow Gardens Regency style development. The area is regarded as one of the premier addresses of the County Town and is within easy walking distance of the town which lies about half a mile to the south. French Weir Gardens and Longrun Meadow are close and are popular for walking, cycling and canoeing and where pedestrian access is also afforded to Somerset College and to Musgrove Park Hospital. A mainline rail station at Taunton is also within easy striking distance providing a fast link to London (Paddington) and Bristol.

## DESCRIPTION

The Summerhouse is a charming and very striking looking three/four bedroom detached property which is dated back to 1872. The property has been completely renovated to a high standard by the current owners using traditional methods and materials. The property is constructed of rendered elevations with timber details under a decorative tiled roof and with a most attractive glazed and tiled lantern flooding the living area with light. The property is Grade II\* listed and was originally built and designed as the Billiards Room to The Laurels. The \* listing is thanks to four stained glass floor windows which were reputedly designed by the artist Sir Edward Burne-Jones, a famous artist, part of the Arts and Crafts movement with William Morris at the turn of the 19/20th Centuries.



## ACCOMMODATION

The property in brief comprises an entrance hall with stairs rising to the first floor. The living accommodation is situated on the first floor and enjoys an impressive open plan kitchen/living area with the lantern window above. The kitchen benefits from matching wall and base units and a breakfast bar. This room is exceptionally light and is the perfect spot for entertaining. Also to the first floor is a study/bedroom four, a W.C. and also a spacious landing at the top of the stairs which would make a very nice working from home space.

To the ground floor are three double bedrooms. The master bedroom and bedroom two benefit from a Jack and Jill style bathroom which comprises a free standing rolled top bath, W.C. and sink. Bedroom three benefits from its own door to the courtyard garden and also a generous shower room.

## OUTSIDE

The property benefits from its own parking space with further parking available close by on Elm Grove via the local residential permit system. The outdoor space lies to the front and side of the property and is laid to gravel. This is the perfect spot for outdoor furniture and alfresco dining. There is also an outhouse which is currently being used as a utility room and store.

## SERVICES

Mains drainage, electricity and water, LPG heating

## DIRECTIONS

From the centre of Taunton proceed North along North Street, over the River Tone and then at the second traffic lights bear left into Staplegrove Road. Proceed along Staplegrove Road and after the sharp right hand bend turn right at the next set of traffic lights into White Willow Gardens, take the first right and The Summerhouse can be found directly in front of you beyond the private parking area.



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.



5 Hammet Street, Taunton, TA1  
1RZ

taunton@stags.co.uk

01823 256625



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