



Tythe Barn Cottage







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Crowcombe, Taunton, Somerset, TA4 4AQ

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

A superbly renovated and extended four bedroom detached family home with large gardens, situated in the heart of the village of Crowcombe, within the Quantock Hills AONB.

- Wonderful Open Plan Kitchen/Dining Room
- Modern Shaker Style Kitchen
- Ample Off Road Parking
- Timber Outbuilding
- Freehold
- Four Bedrooms, Master En-Suite
- Landscaped Gardens
- Far Reaching Views
- Prime Quantock Village Location
- Council Tax Band D

Guide Price £695,000

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@StagsProperty

## SITUATION

The popular west Somerset village of Crowcombe has an established public house, Primary school, shop, Church and a new village hall. The local town of Williton is approximately 4 miles away and has a range of shops and amenities providing for daily needs. The County town of Taunton has a wide range of shopping, educational and retail facilities and is approximately 14 miles. The coastal resort of Minehead is approximately 12 miles. The Quantock Hills are renowned not just for their beauty, but also there limitless walking and riding opportunities.

## DESCRIPTION

Tythe Barn Cottage is a beautifully presented four-bedroom detached period property that has been refurbished and extended by the current owners and now offers light and spacious, flexible accommodation arranged over two floors. The property comprises; an entrance porch with access via an external stable door, with a door providing access to a downstairs shower room with a fitted modern matching suite. The entrance porch provides access to the hallway; which in turn provides access to a double aspect snug sitting room with a feature fireplace with an inset wood burning stove. A door provides access to the utility room, which is fitted with a modern hot water cylinder. There is a magnificent extended kitchen / family room / dining room, which has bi-folding doors leading out to the rear garden flooding the room with natural light and the room has been fitted with engineered oak flooring throughout. The kitchen includes a range of hand painted shaker style wall and base units with Quartz worksurfaces and an oak central island unit with integrated appliances.

Stairs rise from the entrance hall to the first-floor landing. There is a wonderful dual aspect master bedroom suite with a modern fitted en-suite shower room and three further double bedrooms and a modern family bathroom suite. The property benefits from recently installed double glazed flush frame character windows throughout.





## OUTSIDE

Tythe Barn Cottage is accessed via a gated entrance. There is ample off-road parking to the side and rear of the property. The front garden is predominately laid to lawn with deep planted herbaceous flower and shrub borders. Gardens are approaching half an acre.

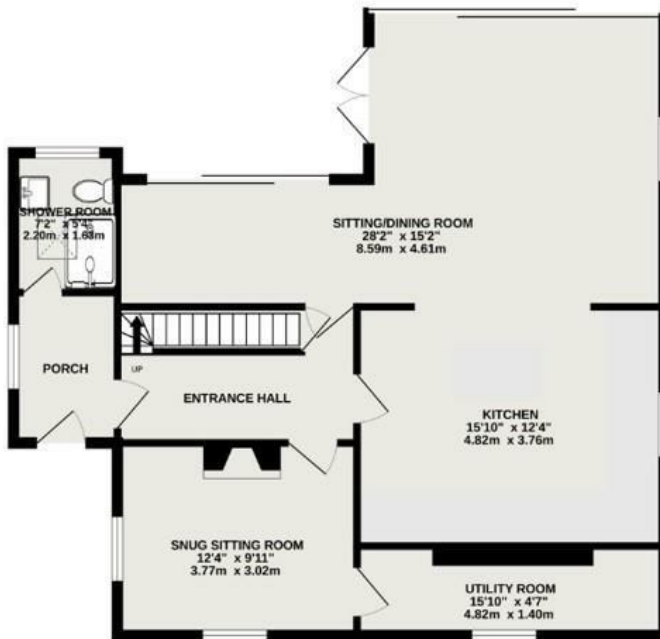
At the rear of the property, there is a large timber decking area; which is great for entertaining, with the far-reaching countryside views beyond. At the rear, there is a further gravelled area, providing more entertaining space. There is a large timber outbuilding with power and light connected which could be utilised as a garage, work shop or home office space.

## SERVICES

Mains water, drainage and electricity connected. Oil Fired Central Heating. Council Tax Band D.



GROUND FLOOR  
859 sq.ft. (79.8 sq.m.) approx.



1ST FLOOR  
627 sq.ft. (58.3 sq.m.) approx.



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) <b>A</b>		
(81-91) <b>B</b>		75
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



