



Potters Cottage



# Potters Cottage

Bagborough, Taunton, TA4 3EF

Taunton 8 Miles, Wellington 13 Miles

Charming three-bedroom stoned cottage, situated in the centre of the popular village of West Bagborough, situated at the foot of the Quantock hills. Offered with no onward chain.

- Spacious Terrace Cottage
- Beautifully Presented Throughout
- Sitting Room with Inglenook Fireplace
- Open Planned Kitchen/Dining Room
- Utility & WC
- Three Bedrooms & Bathrooms
- Enclosed terrace Rear Garden
- Council Tax Band E
- Freehold

Guide Price £285,000

## SITUATION

Potters Cottage 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 Crowcombe 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 its 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 1hour 45 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

Potters Cottage is a delightful stoned cottage, which retains much of original charm and characters, which includes inglenook fireplaces, wood burning stove, exposed oak wooden floors and ceilings and large windows that flood the rooms with natural light. There is an enclosed terrace rear garden and the house enjoys a wonderful position in the centre of the popular village.

## ACCOMMODATION

The accommodation includes an entrance lobby with a multipaned glazed door opening through to the sitting room, which centres on a large inglenook fireplace, inset wood burning stove, there are exposed wooden floors, front aspect window and a turning staircase leading to the first floor. A further door leads through to the open planned kitchen dining room, which the kitchen area includes a range of fitted shaker style wall and base units, includes a range of integrated appliances including built-in oven, electric hob with extractor hood over, there is an open fireplace, exposed wooden floors and window to front. There is a utility room with downstairs cloakroom with plumbing and space for an automatic washing machine and space for a tumble dryer and door leading out to a courtyard to the rear garden. On the first floor there are three good sized bedrooms and a fitted bathroom suite including panelled bath, wash basin, enclosed tiled shower cubicle and WC.

## OUTSIDE

To the rear of the property there is an enclosed courtyard with steps leading up to the rear garden, which is terraced timber decking area and planted herbaceous borders.

## DIRECTIONS

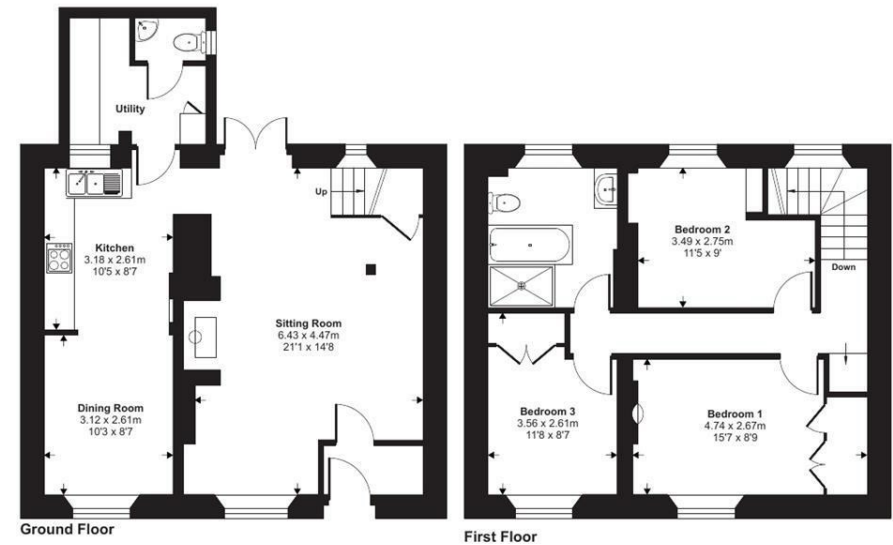
On entering the village continue past the church and cricket ground and go past The Rising Sun public house and a parking area can be found on the road on the left-hand side. From here you can walk to the property, which is on the left-hand side after a short distance.



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.



Approximate Area = 1106 sq ft / 102.7 sq m  
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D		56	
(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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