



Barton Cottage



# Barton Cottage

Thurloxtton, Taunton, Somerset, TA2 8RH

Taunton 5 Miles

A beautifully renovated period cottage with good sized gardens, garage / workshop and situated in a delightful rural position.

- Renovated Period Cottage
- Sitting Room with Inglenook Fireplace
- Three Bedrooms, Master En-Suite
- Large Gardens with Allotment
- Council Tax band D
- Period Features
- Refitted Kitchen / Breakfast Room
- Garden Room
- Well Equipped Garage / Workshop
- Freehold

Guide Price £395,000

## SITUATION

Thurloxtton is a small village lying between the towns of Taunton and Bridgwater and is set at the foot of the Quantock Hills, designated an Area of Outstanding Natural Beauty. There are a wide variety of attractive footpaths and bridleways nearby. The village has a pub and a Church, whilst more extensive facilities are available at North Petherton. An even wider range of facilities can be found at the County town of Taunton, some five miles away, with a wide range of recreational shopping, recreational and scholastic facilities. The cottage occupies an attractive location with a South facing rear aspect with little or no passing traffic.

## DESCRIPTION

Barton Cottage probably dates back to the 18th Century, but it is not listed. The current owners have beautifully renovated the cottage over recent years and have been sympathetic retaining many period features. They have fitted an air source heat pump and solar panels. There is also modern double glazing and the addition of an attractive garden room to the rear, which enjoys a lovely outlook over the garden. The cottage includes well-proportioned accommodation arranged over two floors and is situated in an idyllic rural location overlooking fields.



## ACCOMMODATION

A large living room centres upon an inglenook fireplace with a heavy beam over and brick hearth with a door leading through to the garden room, which has a tiled floor, double glazed windows and double doors opening out onto the rear garden. Adjoining is a good size family kitchen / breakfast room with utility and cloakroom. The kitchen has been re-fitted with a range of shaker style wall and base units and includes a range of integrated appliances with oak work surfaces and double bowl sink. Fitted into the inglenook are a range of units and a Range cooker with slate tiled flooring and dual aspect windows.

A staircase leads to the first floor landing where there is a window to the front. There are three bedrooms. The master bedroom benefits from vaulted ceilings and a good sized en-suite shower room. There is also a well-appointed family bathroom suite.

## OUTSIDE

The gardens are predominately to the rear of the property and are of a cottage style, being partly walled and extremely well maintained, enjoying wonderful views over farmland to the rear. There is a paved patio immediately adjoining the rear of the house and a pathway leads to a lawn area beyond. There is a log store, aluminium greenhouse and a small gate leading to a further section of garden with raised beds with lawn surrounds. The gardens are partly walled and enjoy views of open farmland with delightful far reaching views. At the front of the property, there is off road parking, which provides space for a number of vehicles. There is a single garage / workshop with electrically operated roller door. Boiler cupboard. The garage has been used as a workshop by the current owners and has multiple power sockets, is fully insulated and has heating, making it a fantastic space.

## SERVICES

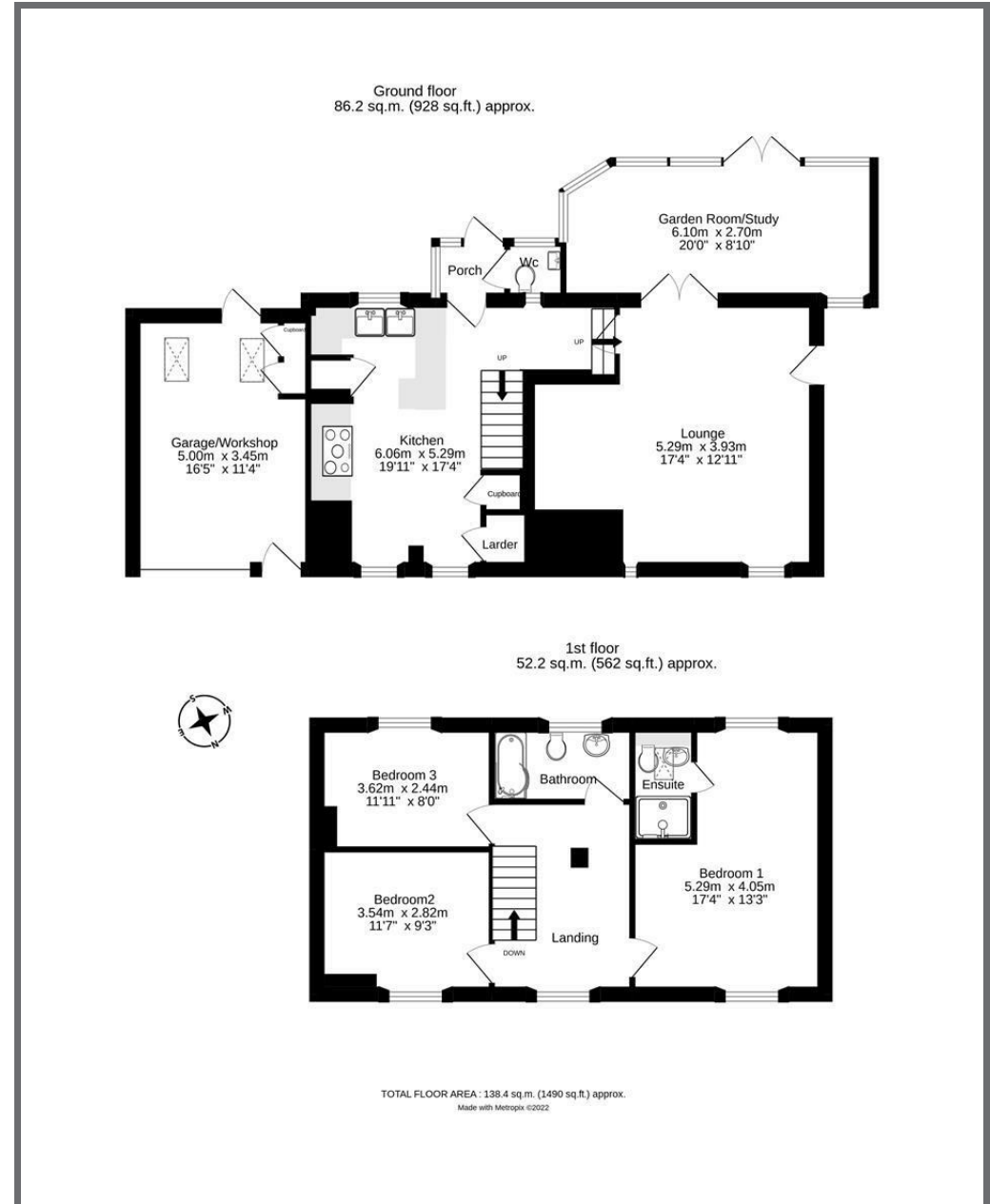
Mains electricity and water. Private drainage. An air source heat pump provides the heating. Standard broadband available (Ofcom). Mobile signal likely outside with EE, Three, O2, Vodafone (Ofcom). Please note the agents have not inspected or tested these services.

## DIRECTIONS

From the centre of Taunton, proceed out of town on the A38 towards North Petherton, following signs to Thurloxton. Proceed into the village and at the Church bear right, passing the Manor House and continue along this road where the cottage can be found on the left hand side, after about 500 yards.



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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	88	92
(81-91)	B		
(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	