



Kibbear Cottage







# Kibbear Cottage

Trull, Taunton, , TA3 7LN

Taunton 2 miles, Wellington 7 miles

A beautiful period farmhouse of immense character and charm which has been extended and refurbished, set in good sized gardens and is situated in one of Taunton's most sought after locations

- Delightful period cottage
- Three reception rooms
- Utility/cloakroom, garden room
- Good sized gardens extending to 1.3 acres
- Council Tax band F
- Extended and refurbished
- Open plan kitchen/dining room
- Four bedrooms, master ensuite
- Detached garage with room above
- Freehold

Guide Price £900,000

## Stags Taunton

5 Hammet Street, Taunton, TA1 1RZ

01823 256625 | [taunton@stags.co.uk](mailto:taunton@stags.co.uk)

## The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)



## DESCRIPTION

Kibbear Cottage is a charming detached period property situated in a wonderful semi-rural location on the outskirts of the popular village of Trull. The house has been sympathetically restored and extended over recent years resulting in a comfortable and spacious cottage with highly flexible accommodation and particularly good reception space. Many period features have been retained and the house is not listed. Surrounded by landscaped gardens extending to 1.3 acres with off road parking and detached double garage with room above.

## LOCATION

Kibbear is a small hamlet of houses situated off a quiet village lane on the outskirts of the popular village of Trull, enjoys lovely outlooks from all principal rooms over the gardens and traditional fields and hills beyond. Trull offers excellent day to day amenities including an ancient church, primary school, community hall and church rooms, village pub, delicatessen and convenience store. Trull is just two miles from the centre of Taunton and on the way into town passes Queen's College, one of Taunton's highly acclaimed independent schools with Taunton School, King's College and Richard Huish Sixth Form College being within a couple of miles. Taunton itself has many well known high street stores, boutique shops and of course main line railway station with fast trains to London Paddington in 1 hour and 45 minutes, Taunton is also well known for being the home of the County cricket ground and other sporting facilities including a number of golf courses and Taunton race course.

## ACCOMMODATION

The accommodation includes front door to office/boot room, side door opening through the garden room which in turn has windows overlooking the garden and double doors opening out on to the rear. The sitting room centres upon a deep inglenook fireplace with inset woodburning stove with beam over, further beamed ceiling and exposed wooden floor with double aspect windows. A separate dining room with a flagstone floor, fireplace with ornamental inset stove and heavy beam over, door through to the utility room with door to outside and a range of fitted cupboards and plumbing for washing machine, Belfast sink, door to wc. There is an open plan kitchen with dining area with a range of fitted Shaker style wall and base units and includes blue painted AGA, a range of granite work surfaces, Belfast sink and door to rear garden, turning staircase to first floor and window to front.

On the first floor there are four good sized bedrooms, the principal bedroom having an ensuite, exposed wooden floor, vaulted beamed ceiling, double aspect windows, door to ensuite. There are three further bedrooms and a family bathroom with roll top claw foot bath, washbasin, separate wc





## OUTSIDE

At the front of the house the garden is enclosed by low stone walling, has a beautiful thatched gated entrance with cobblestone path leading to the front door and is mostly laid to lawn with deep planted herbaceous borders. There is a gravel driveway to one side of the property which leads to a parking and hardstanding area and provides access to the detached double garage with double opening doors. Attached to one side is a staircase which leads to a first floor which is perfect for a study/office/studio or bedroom. The rear garden is a delightful feature of the property predominantly laid to lawn and is planted with a number of trees and shrubs including a small orchard and backs onto open fields. There is also a wildlife pond and vegetable garden.

## SERVICES

Mains water and electricity, private drainage, oil fired central heating. Standard broadband available (Ofcom), Mobile signal likely outside with EE, Three, O2, Vodafone (Ofcom)

## DIRECTIONS

Proceed out of town along Honiton Road and passing Queen's College on the right continue for a short distance and turn left into Wild Oak Lane, continue along Wild Oak Lane and at the junction opposite the village primary school turn left, proceed down the hill passing the Winchester Arms pub on the left and follow this road past a row of cottages, bear right and take the first left into Kibbear and Kibbear Cottage can be found on the right hand side as you proceed down the hill





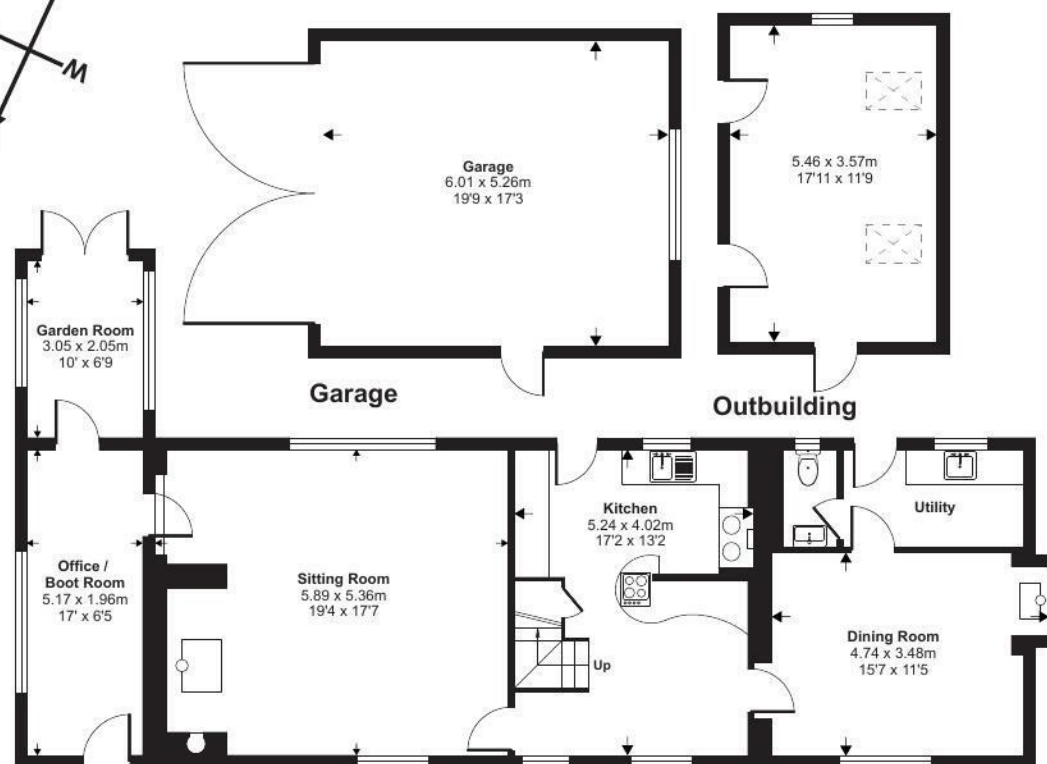
Approximate Area = 1849 sq ft / 171.7 sq m

Garage = 340 sq ft / 31.5 sq m

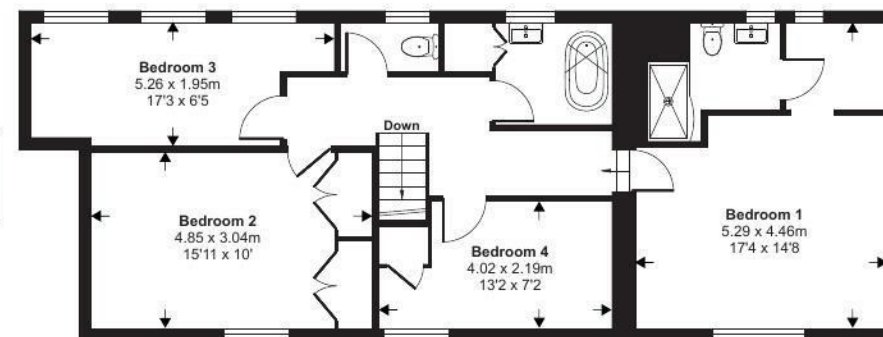
Outbuilding = 210 sq ft / 19.5 sq m

Total = 2399 sq ft / 222.7 sq m

For identification only - Not to scale



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2024. Produced for Stags. REF: 1180655



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



