

Sweethay Cottage



# Sweethay Cottage

Trull, Taunton, TA3 7PB

A detached period house in need of refurbishment/renovation subject to planning, set in grounds of approximately one acre and situated in one of Taunton's most favoured locations.

- Detached period house
- Kitchen and utility
- Three bedrooms and bathroom
- Gardens and grounds approximately 1 acre
- Freehold
- Two reception rooms
- Conservatory
- Double garage/workshop
- Council Tax band F

Guide Price £750,000

## DESCRIPTION

Available for the first time in 54 years, Sweethay Cottage is a detached period cottage in need of refurbishment or renovation situated in grounds approaching an acre with wonderful views of the surrounding countryside.

## LOCATION

The village of Trull has a highly respected primary school, village inn, church, memorial hall, village stores / post office and newly built community hall. The village is just a mile and a half from the centre of Taunton, with its excellent shopping centre with many of the well-known high street names, good range of state and independent schools, including Taunton School, King's and Queen's Colleges and the Richard Huish Sixth Form College and an 'out of town' complex which includes a cinema, many home improvement stores and supermarket. Taunton is also the home of the Somerset County Cricket Ground and has a number of popular golf courses, including Pickeridge set beyond Corfe Village.



## ACCOMMODATION

The accommodation includes an entrance hall with turning staircase to first floor, door to storage cupboard and doors to the reception rooms. The sitting room centres upon a stone built fireplace with recess for wood burning stove, dual aspect windows, steps lead up to the rear conservatory which has double doors out to the rear garden. The dining room has an old range set withing a fireplace recess and two front aspect windows. To the back of the house is the kitchen which is fitted with a range of wall and base units with space for a range cooker and plumbing for a washing machine, single drainer sink unit, window to rear garden and door to rear porch.

On the first floor are three good sized double bedrooms and a fitted bathroom suite.

## OUTSIDE

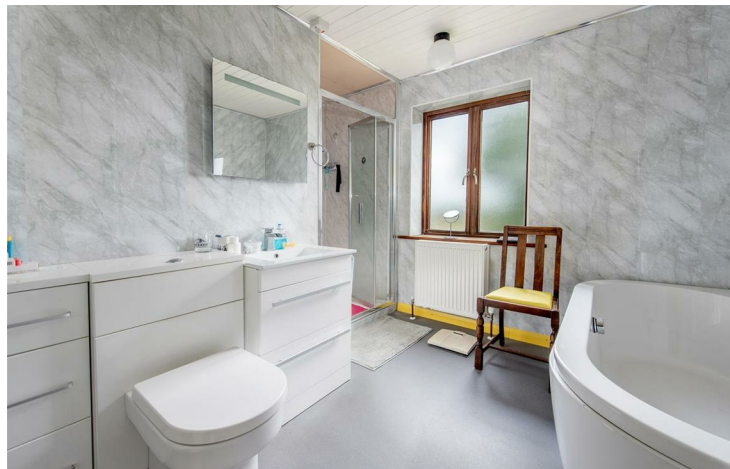
The house is approached via a sweeping driveway which leads up to a turning circle. The gardens are a distinct feature of the property and extend to approximately one acre with areas of lawn and orchard. To the front of the house there is an area of garden which is elevated from the road and enjoys views over the fields beyond. There is a detached double garage/workshop with up and over doors.

## SERVICES

Mains water, electricity. Private drainage. LPG Gas bottles for cooking. Oil fired central heating. Solar panels on the garage with feed in tariff averaging 2,255 units per annum according to the vendor. Please note the agents have not inspected or tested the services.

## DIRECTIONS

On entering Trull, turn right onto Dipford Road and follow the road around to the left, follow the road over the bridge and continue where Sweethay Cottage can be found on the right hand side by the green triangle identified by the Stags For Sale board.

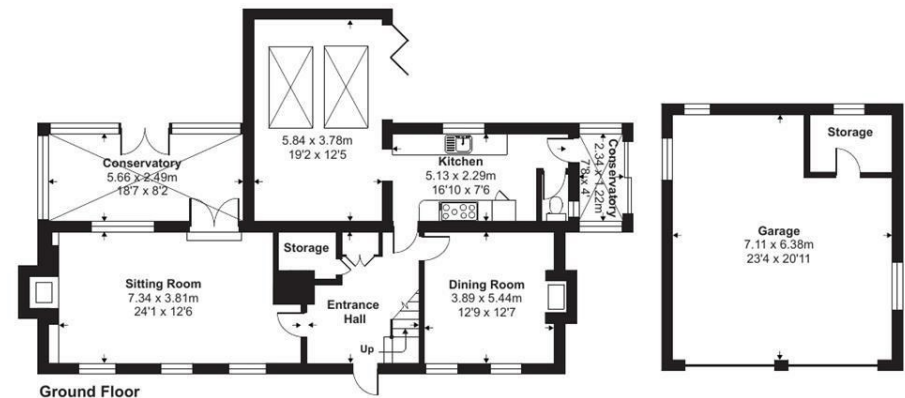
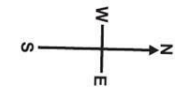
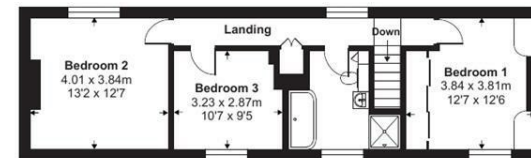


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Approximate Area = 2333 sq ft / 216.7 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Stags. REF: 1177818

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		74
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	