



6 Hill Street



# 6 Hill Street

Stogumber, Taunton, TA4 3TD

Taunton 13.5 miles

A Grade II Listed village cottage with three bedrooms and two reception rooms with garden, workshop and off road parking located in the sought after village of Stogumber

- Sought after village location
- Two reception rooms
- Three bedrooms
- Off road parking and cottage garden
- Council Tax band E
- Grade II Listed
- Fitted kitchen/breakfast room
- Two bathrooms
- Workshop/store garden
- Freehold

Guide Price £400,000

## SITUATION

Stogumber is conveniently located on the fringes of Exmoor in a valley between the Quantock and Brendon Hills, just off the main A358. The village comprises an ancient church, village inn, post office/store, primary school, Playing fields with cricket pitch and pavilion. There is also a station for the West Somerset steam railway and an active village community holding numerous events.

## DESCRIPTION

The property comprises a detached Grade II Listed cottage situated in centre of the village of Stogumber, within easy walking distance of the pub, shop and Church. The cottage is in good order throughout with a modern fitted kitchen with range, good reception space, attached gardens, workshop/store and off road parking for two vehicles.



## ACCOMMODATION

The accommodation comprises a covered entrance door leading into the entrance hall, a door to the living room which centres upon an inglenook fireplace with stone surround, original beam, inset wood burner, window to the front and alcove cupboards. The rear hall with under-stairs storage, leads to another door which opens into the dining room (currently used as a 4th bedroom), which has a cast iron open fireplace, a front aspect window and full-height fitted wardrobes. The kitchen, with a window to the rear is fitted with a range of wall and base units with cream cupboards under a granite worktop, inset stainless steel sink with mixer tap, granite splashbacks, integrated fridge/freezer, integrated dishwasher, eye-level Neff electric oven, 13amp Everhot cooking range with induction hob, retractable dining/breakfast bar, and a door leading to the garden. To the ground floor there is also a wet room with shower, low-level WC, hand wash basin, and a cupboard with plumbing for a washing machine.

Stairs lead to the first floor landing, with space for a small desk and an airing cupboard with a hot water cylinder. The main bedroom has windows to front and rear with a fitted wardrobe and there are a further two bedrooms with a family bathroom includes bath, low-level WC, and wash basin.

## OUTSIDE

The cottage offers off-road parking for two vehicles, with side gates providing access to the rear courtyard garden. To the rear the garden has a lean-to store, a spacious workshop/store that houses the oil-fired boiler, and a woodstore. At the front of the cottage, there is an enclosed cottage style garden with stone wall boundaries, raised beds, and a patio seating area.

## SERVICES

Mains water, electricity, sewage, oil fired central heating. Ultrafast broadband available (Ofcom), Mobile signal likely available outdoors (Ofcom). Please note the agents have not inspected or tested the services. The property is located in the Stogumber conservation area.

## DIRECTIONS

On entering the village of Stogumber, from the A358 from Taunton, proceed to the centre of the village and take the right turn into High Street, follow this road until it becomes Hill Street after The White Horse Inn and the property can be found as shown by the Stags For Sale board.



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