



The Old Vicarage



STAGS

The Old Vicarage

Fivehead, Taunton, Somerset, TA3 6PQ

Taunton Town Centre 9 miles, Ilminster 6.5 miles

A charming former vicarage retaining many period features with garage, landscaped gardens and home office situated in the centre of this popular village

- Detached former vicarage
- Retaining many original features
- Three reception rooms
- Kitchen/breakfast room
- bedrooms, master en-suite
- Double garage and driveway
- Landscaped gardens
- Timber office/studio
- Council Tax band F
- Freehold

Guide Price £675,000

SITUATION

The Old Vicarage is situated in a central location in this favoured village which offers a parish church, village hall and public house. The town of Langport offers a further range of facilities and amenities including a Tesco supermarket. The County Town of Taunton provides a comprehensive range of recreational, scholastic and shopping facilities, mainline railway station and access to the M5 motorway interchange.

DESCRIPTION

The Old Vicarage retains much of its original charm and character having blue lias stone elevations under a pitched tile roof with the accommodation arranged over two floors.



ACCOMMODATION

The sitting room centres upon an original period fireplace with inset woodburning stove, double aspect windows, wooden floor. The dining room again has an inglenook fireplace with woodburning stove, parquet style flooring, double aspect windows and door to downstairs wc, separate snug/garden room, double doors leading out onto the garden, separate kitchen/breakfast room which includes a range of Shaker style wall and base units which include a range of integrated appliances with timber worksurfaces and ceramic sink, space for range cooker with extractor hood over, double aspect windows, larder cupboard, door to rear garden and tiled floors.

On the first floor there are four bedrooms, the master bedroom having a recently re-fitted shower room next to it (potential en-suite) which includes a double shower, wash basin, vanity unit and wc and a range of built in cupboards and bedroom furniture. There is a further family bathroom with enclosed shower cubicle, bath, low level wc and wash basin.

OUTSIDE

To the front of the house there is a gravel parking area enclosed by low stone walls which leads to a detached double garage with electrically operated up and over door and pedestrian gate to rear garden and further storage room. The garden includes a deep paved patio area with level lawn with deep planted herbaceous borders. There are three raised beds, three timber storage sheds and a gravel path which leads to one side of the garden is a detached timber built studio/office with timber decking area with double doors and power. There are a number of specimen trees and shrubs as well as a small wildlife pond. The garden backs on to open fields to the rear

SERVICES

Mains drainage, electricity, water. Oil fired central heating. Superfast broadband available (Ofcom) mobile signal likely available outdoors (Ofcom). Please note the agents have not inspected or tested the services.

DIRECTIONS

Heading out of Taunton on the A358 towards Ilminster, on reaching Thornfalcon traffic lights on the dual carriageway on the brow of the hill turn left onto the A378 towards Langport. On reaching the village of Fivehead take the second turning on the right hand side which leads down into the village centre. Continue around the 'S' bend and The Old Vicarage can be identified after a short distance identifiable by a 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D		42
(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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