



Millfield House







Millfield House

Kingston St. Mary, Taunton, Somerset, TA2 8HH

Taunton 2.5 miles.

A substantial village house superbly renovated throughout with annexe, garage and beautifully landscaped gardens with treehouse.

- Beautifully presented throughout
- 6 bedrooms, 4 bathrooms
- Party barn with alternative potential
- Treehouse
- Quadruple car barn
- Versatile living accommodation
- Substantial 2-bedroom annexe
- Garden of approximately 1 acre
- Popular village location
- Freehold, Council Tax Band G, Annexe Band A

Guide Price £1,250,000

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DESCRIPTION

Millfield House is believed to date back to the 1990s and has been significantly modernised and extended to provide a superb village house which offers immense potential for a variety of uses. The accommodation has been remodelled and finished to a particularly high standard. The exterior of the house has been completely clad to create a New England style of property surrounded by beautifully landscaped gardens which extend to approximately 1 acre.

SITUATION

The property is located near the village edge and lies approximately 2 and a half miles from Taunton. This favoured village has local amenities including a regular bus service, primary school, popular pub and parish church. Taunton's mainline railway station lies just minutes away as well as the M5 Junction 25 to the East of Taunton. The town provides a wide range of commercial shopping and scholastic facilities, including 3 public schools. The village is set alongside beautiful countryside at the foot of the Quantock Hills, in a designated area of outstanding natural beauty with a range of footpaths and bridleways as well as many country lanes, for excellent walking, riding and mountain biking.

ACCOMMODATION

The accommodation includes an oak framed entrance porch which opens into the main living room which has solid oak flooring, a wood burning stove and bi-folding doors. A further door leads into the kitchen / dining room which is fitted with a range of matching wall and base units and incorporates an integrated dishwasher and 6 door aga, with island unit, contemporary tiled flooring and 2 sets of bi-folding doors which open out onto the sun terrace. There is a utility area with separate WC and shower room to one side, and stairs to the first floor. From the kitchen, the door leads off to a snug. On the first floor there are 6 double bedrooms, 2 of which enjoy en-suites and balconies. There are also 2 family bathrooms, both of which have been replaced over recent years and 1 of the bedrooms is currently used as a study.

The annexe has an oak framed porch with zinc roof above, opening through to a dual aspect sitting room which has a wood burning stove, wonderful oak framed interior with exposed A frames and beamed ceilings and windows overlooking the rear terrace. Doors lead off to a bedroom with an en-suite wetroom. On the opposite side of the sitting room is a stunning kitchen which includes a 6 door aga, island unit, period log burning stove and 2 sets of French doors leading to the outside. Adjoining the kitchen is a double bedroom with dressing room and en-suite wet room and would suit a dependent relative or provide a useful additional income for holiday letting purposes.





OUTSIDE

The property is approached through a set of electrically operated painted gates which lead to the side of the house where there is a substantial gravel parking and turning area for several vehicles and provides access to an oak framed cart barn / garage. Adjacent to the house is a party room with built-in bar, exposed timber flooring, woodburning stove, kitchen and wet room to one end. This building could suit a variety of other purposes including a games room, home office or could be converted to provide further accommodation if required, subject to planning consent.

The gardens have been completely landscaped and include a sun terrace with area of lawn and a number of mature beds including various specimen trees and shrubs. Within the garden there is a timber treehouse which could be ideal for children. This was also featured on BBC's 'My Unique B&B.'

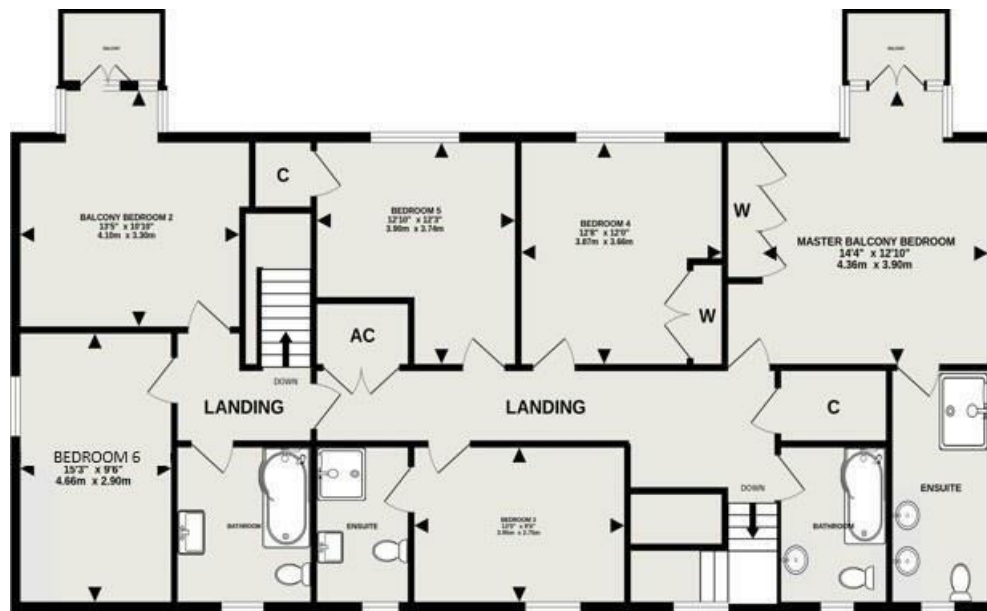
There is an established hedgerow which separates the annexe garden and is predominantly laid to lawn with deep planted herbaceous borders. and a hot tub. There is a sun terrace beyond which is a further area of garden with a stream which forms the northern boundary and continues around to the side of the drive. To the rear of the house is an additional gravel parking area with numerous garden sheds, a fishpond and small orchard. There is a stunning walled vegetable garden with raised beds and a greenhouse. There is a further area of garden with a wildlife pond and a pergola which is surrounded by areas of lawn and deep planted shrub borders.

SERVICES

Mains water, electricity and drainage. Gas and electric boilers. Broadband available: Superfast and Standard ADSL. Mobile signal coverage: Voice, Data & Enhanced Data available (Ofcom). Please note the agents have not inspected or tested these services. EPC Rating: C.

DIRECTIONS

From Taunton, head towards the village of Kingston St Mary. As you enter the village, the property can be found just after Mill Cross after a very short distance on the left-hand side just after the post box.



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		84
(81-91) B		
(69-80) C	69	
(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



