



April Cottage



April Cottage Silver

Curry Mallet, Taunton, TA3 6SR

Taunton Town Centre 7.8 miles

A charming extended character detached cottage which has been improved in recent years enjoying a wonderful outlook backing onto open fields with stunning views

- Superbly extended period cottage
- Beautifully presented throughout
- Sitting room with inglenook and wood burning stove
- Open plan sitting/dining room
- Refitted kitchen/breakfast room and utility
- Three good sized bedrooms, master en-suite
- Gardens overlooking fields
- Substantial summerhouse/studio
- Council tax band E
- Freehold

Offers In Excess Of £550,000

SITUATION

April Cottage is situated on the outskirts of the popular village of Curry Mallet about six miles south east of the County Town of Taunton and occupies a slightly elevated position offering superb views to the rear particularly to the south and west overlooking attractive farmland. The local village offers a pub and general stores together with a primary school nearby. Taunton, the County Town, is easily accessible and provides a wide range of shopping, recreational and scholastic facilities as well as easy access to the M5 motorway and there are main line railway links to London Paddington from Taunton train station. The A303 is about four miles to the south. There are a number of public footpaths close by, one immediately accessible from the cottage with good access to the surrounding area.



DESCRIPTION

April Cottage is a centuries old detached cottage which has been extended and remodelled by the current owners who lovingly restored it during their time at the property. Whilst extending the property they have been mindful to retain much of its original charm and character and superbly improve the living areas.

ACCOMMODATION

The internal layout which now offers two reception rooms, refitted family/kitchen/breakfast room and utility to the ground floor. There are three good sized bedrooms on the first floor, the master bedroom is now substantially improved with a superbly fitted en-suite bathroom with double shower cubicle, low level wc, washbasin with cupboard under, a range of fitted cupboards and includes two windows with Juliet balcony overlooking the garden and surrounding fields. The second bedroom has dormer window to front and fitted cupboards. The family bathroom has a fitted suite which incorporates a roll edge bath, shower cubicle, wash basin and wc and fully tiled walls and obscure glazed window.

OUTSIDE

The gardens lay to the rear of the house and are slightly elevated to take advantage of the views over the surrounding countryside. There is a fitted summerhouse/office with paved patio area with views over farmland. There is also a garage/workshop attached to the house.

SERVICES

Mains drainage, gas, electricity, water. Gas central heating. Superfast broadband available (Ofcom), Mobile signal likely available (Ofcom). Please note the agents have not inspected or tested the services.

DIRECTIONS

On entering the village of Curry Mallet proceed into the village and at the green triangle April Cottage can be identified on the right hand side.



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.

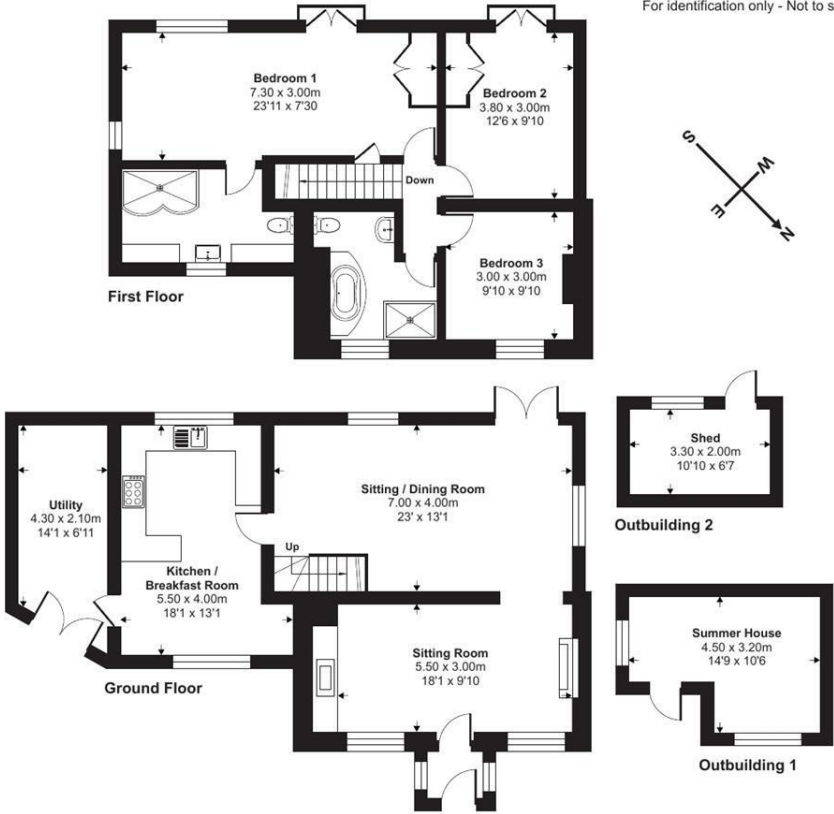


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Approximate Area = 1611 sq ft / 149.6 sq m
Outbuildings = 200 sq ft / 18.5 sq m
Total = 1811 sq ft / 168.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1258226