



Church Farmhouse



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Kingston St. Mary, Taunton, TA2 8HR

Taunton 3.5 miles, Bridgwater 9.5 miles

A sympathetically refurbished and beautifully presented detached farmhouse blending period charm with modern living

- Sought after village location
- Large 27' double-aspect sitting room
- Spacious kitchen/dining room
- Study/snug ideal for home working
- 3 double bedrooms, 2 bathrooms
- Generous gardens
- Detached garage/workshop
- Prime tucked-away location
- Council Tax band F
- Freehold

Guide Price £695,000

SITUATION

The property enjoys a particularly attractive and peaceful setting, tucked just off the main village street and adjacent to Church Lane. Kingston St Mary is a highly desirable village with a very active community, offering a pub, primary school, parish church, village hall, and various clubs and events. The Quantock Hills, located on the village edge, offer miles of stunning countryside with footpaths, bridleways, and riding trails. The county town of Taunton is easily accessible and provides an extensive range of shopping, education and sporting and cultural facilities along with access to the M5 motorway and there is easy access to the mainline railway station.

DESCRIPTION

This charming centuries-old farmhouse has been extensively remodelled and refurbished in recent months to an exceptional standard. Now offering immaculately appointed accommodation full of character and warmth, the home enjoys a stunning, discreet location within a vibrant village community.



ACCOMMODATION

A welcoming entrance hall leads to a guest suite comprising a ground floor double bedroom and adjoining shower room—ideal for visitors or multigenerational living. The impressive 27' sitting room is light and airy, with French doors opening to the rear terrace, a focal wood-burning stove, and a double-aspect layout.

A separate study/snug with built-in cupboards provides a peaceful retreat. The beautifully appointed kitchen/dining room—truly the heart of the home—features ample natural light from four aspects, quality fittings, and generous space for entertaining. A side hallway provides garden access and includes a built-in utility cupboard.

The principal bedroom enjoys a lovely double aspect with attractive views toward the church. There's a good-sized second double bedroom with built-in wardrobes and another stylish shower room.

OUTSIDE

Surrounding the property on three sides are well-sized and thoughtfully landscaped gardens, offering a high degree of privacy. The rear garden enjoys a westerly aspect with a large terrace, level lawn, and useful recycling/store.

A detached garden office/workshop has lighting and power points with a gravelled seating space beside it, perfect for relaxing outdoors. At the front, you'll find further lawned areas, gravelled parking and a large single garage with lighting and power points which is attached to the southern end of the house.

Steps lead up to an orchard area with useful garden shed and vegetable bed.

SERVICES

Mains drainage, gas, electricity, water. Gas central heating. Superfast broadband is available (Ofcom), BT telephone point in situ, mobile signal likely available outdoors (Ofcom) Please note the agents have not inspected or tested the services.

DIRECTIONS

Once in the centre of the village turn right at the triangle and go up Church Lane. After a short distance the entrance to the property can be found on the left hand side just before the church entrance.



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.

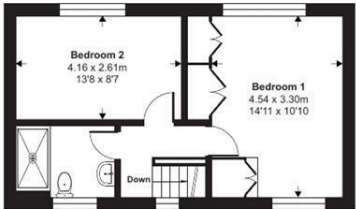
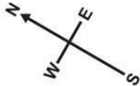


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		58
(55-68) D		
(39-54) E		
(21-38) F		1
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

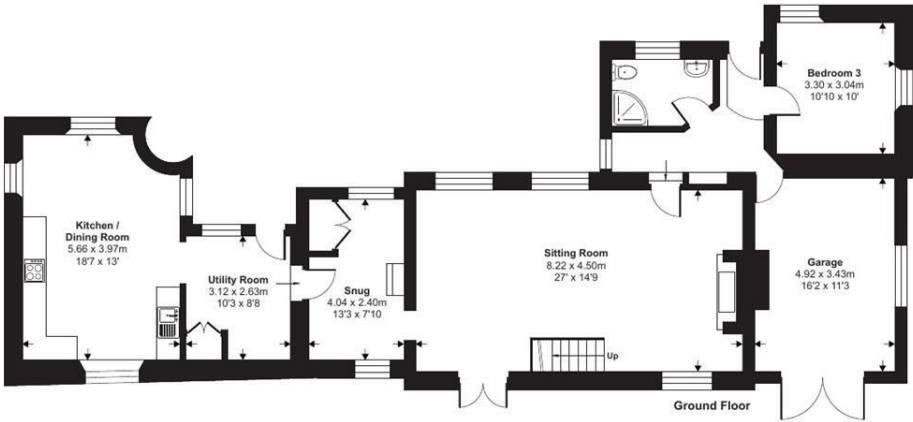
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Approximate Area = 1514 sq ft / 140.6 sq m
Garage = 185 sq ft / 17.1 sq m
Total = 1699 sq ft / 157.7 sq m
For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichiocom 2025. Produced for Stags. REF: 1270179



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