



The Little House



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Monksilver, Taunton, TA4 4JB

Taunton 14 miles, Wiveliscombe 7 miles

A charming detached cottage in need of complete modernisation situated in a good sized garden with stream running along the boundary

- Delightful period cottage
- In need of modernisation
- Sitting room with inglenook fireplace
- Fitted kitchen, dining room
- Two bedrooms, shower room
- Outbuildings and garage
- Off road parking
- No onward chain
- Council Tax band E
- Freehold

Guide Price £300,000

SITUATION

The Little House sits in the heart of the charming village of Monksilver, partially nestled within the breathtaking Exmoor National Park. This idyllic location offers direct access to scenic walking trails right from your doorstep.

For daily essentials, Wiveliscombe lies just seven miles to the south, featuring a well-regarded secondary school and local amenities, while Williton, four miles north, provides additional conveniences. The county town of Taunton is within easy reach, boasting excellent shopping, top-rated independent and state schools, extensive sports facilities, and a mainline railway station with direct connections to London Paddington in approximately 1 hour and 45 minutes.

With Exmoor as your backyard, a wealth of outdoor pursuits awaits, including hiking, horse riding, and exploring the stunning North Somerset coastline. For water sports enthusiasts, Wimbleball Lake offers opportunities for sailing and windsurfing, making this an exceptional location for those who love nature and adventure.



DESCRIPTION

The Little House is a delightful centuries old period cottage which is now in need of complete modernisation. The house retains many of its original period features, has beautiful gardens to the front and side of the property and is located in the heart of one of Somerset's most popular villages.

ACCOMMODATION

The accommodation includes stable door which opens into the kitchen which includes a range of fitted wall and base units, space for cooker, fridge freezer and washing machine, roll edge worktops, single drainer sink unit, double aspect window and door to downstairs shower room with double shower cubicle, wash basin and wc.. From the kitchen a door leads through to a dining room and then through to the sitting room which includes an inglenook fireplace with inset wood burning stove, window overlooking the rear garden and door to staircase. From the sitting room there is also access to the conservatory to the front.

On the first floor there are two bedrooms.

The house is in need of modernisation and would benefit from further extension subject to the necessary planning consents

OUTSIDE

Externally, the house is set in pretty cottage gardens which are to the front of the house leading to a former timber garage/store. There is a further stone outbuilding with store to one side. The gardens are delightful and predominantly laid to lawn with a number of specimen trees and shrubs with a stream at the bottom of the garden.

SERVICES

Mains drainage, electricity, water. Electric storage heating and woodburner. Superfast broadband available (Ofcom), Mobile signal likely available indoors with EE, outdoors with other providers (Ofcom). Please note the agents have not inspected or tested the services.

DIRECTIONS

On entering the village of Monksilver from Taunton go past the village pub and turn right into Back Way where the property can be found on the right hand side 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		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	25	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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