



Lower Burlands











# Lower Burlands

Staplegrove, Taunton, , TA2 6SN

Taunton Town Centre 3.3 miles, Taunton train station 2.6 miles

A particularly handsome country house offering well proportioned accommodation situated in a highly convenient setting with a range of outbuildings set in 2.75 acres of landscaped gardens with pond and paddock

- Wonderful semi-rural setting
- Five bedrooms, two en-suite
- Grounds extending to 2.75 acres
- Timber framed garage and workshop
- Council Tax band F
- Four reception rooms
- Breakfast room, conservatory
- Range of traditional outbuildings
- Pond and stream
- Freehold

Guide Price £1,150,000

## Stags Taunton

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## SITUATION

Lower Burlands is situated in a highly convenient setting on the Northern outskirts of the town of Taunton in Staplegrove parish and has easy access to the County Town of Taunton which offers excellent shopping, independent and state schools with a train station offering direct connections to London Paddington within 1h45m. With The Quantock Hills in your back yard a wealth of outdoor pursuits are available including hiking, horse riding and exploring the North Somerset coastline.

## DESCRIPTION

Lower Burlands is an attractive period house built with white rendered elevations under a pitched slate roof. The house has been cleverly extended over the years and offers versatile living accommodation arranged over two floors. The house is situated in a wonderful position with a range of traditional barns and outbuildings that could be converted for alternative uses subject to the necessary planning permissions. There is a driveway providing parking for a number of vehicles and a detached timber framed garage and workshop. The gardens surround the house and extend to approximately 2.75 acres and include a paddock and landscaped gardens to the rear and include a number of mature trees and shrubs with wildlife pond within the garden.

## ACCOMMODATION

The accommodation includes an entrance lobby leading to a reception hall with downstairs cloakroom. The sitting room is a lovely dual aspect room centering upon an open fireplace with woodburning stove and beamed ceilings. The dining room also has an open fireplace with double doors opening onto a conservatory and a further door leading to a study with window overlooking the rear garden. There is an open plan kitchen/breakfast room. The kitchen area is fitted with a range of modern Shaker style wall and base units incorporating a range of integrated appliances, with a range cooker and extractor hood over, granite work surfaces, double aspect windows and tiled floor which extends through to the breakfast room which enjoys windows overlooking the front garden. There is an additional music room at the front of the house.

On the first floor there are five bedrooms, the master bedroom having dual aspect windows overlooking the garden and including walk in dressing room and en-suite bathroom with double shower cubicle, double wash basins, bath and wc. The second bedroom also has an en-suite and the three further bedrooms enjoy wonderful views over the garden. There is also a family bathroom.







## OUTSIDE

The house is approached via the driveway which leads to the timber framed garage block which includes a garage, workshop and store and provides parking and turning for a number of vehicles with an additional car port attached to the house.

The front garden is predominantly laid to lawn surrounded by deep planted herbaceous borders which include vegetable garden, fruit cage and access to the former single storey milking parlour which now provides useful storage and provides the opportunity to convert subject to necessary planning consents.

Beyond this is a further range of traditional single storey barns with brick and stone elevations under a corrugated iron roof with gravel courtyard to the front which has been divided up into various parts providing useful additional storage. Beyond the barns the gardens are laid to lawn with pond, various mature trees.

At the back of the house is a deep paved patio area with low stone wall onto a level area of lawn. There is an additional paddock which is laid to pasture with post and rail fencing. The gardens and grounds extend to approximately 2.75 acres.

## AGENT'S NOTE

There is a public footpath that runs along the Eastern boundary

## SERVICES

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

## DIRECTIONS

From the centre of Taunton proceed to Staplegrove village and at the Post Office turn right past the church taking the first turning left into Rectory Road. Follow Rectory Road out into open countryside for approximately one mile and at the T junction turn left. Follow this road and after a short distance the entrance to Lower Burlands can be identified on the left hand side



Approximate Area = 3461 sq ft / 321.5 sq m (excludes carport / store)

Outbuildings = 3339 sq ft / 310.2 sq m

Total = 6800 sq ft / 631.7 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: 1291021



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







