



Ivydene



Ivydene Silver Street

Curry Mallet, Taunton, TA3 6SR

Langport & Ilminster 7 miles. Taunton 9 miles

A detached period cottage retaining many original features with gardens backing onto open fields and outbuilding with no onward chain.

- Beautiful rural setting
- Open plan kitchen/dining room
- Three bedrooms and bathroom
- Garage/workshop
- Council Tax band D
- In need of modernisation
- Sitting room with woodburner
- Good sized gardens
- No onward chain
- Freehold

Guide Price £395,000

SITUATION

Curry Mallet offers a range of excellent local amenities including village primary school, shop and public house and is conveniently located with some excellent road links nearby. The market towns of both Langport and Ilminster are some 7 miles away. Taunton, the County Town of Somerset lies 9 miles to the north west and offers an extensive range of service, amenities and additional educational facilities. It has easy access to the M5 motorway from Junction 25 and there are mainline railway links to the rest of the country from Taunton train station.

DESCRIPTION

Ivy Dene is a charming detached house which has been extended over the years and retains much of its original character and features and is now in need of general modernisation. The house is situated in a wonderful setting with gardens backing onto open fields with workshop/garage and parking.



ACCOMMODATION

The front door leads into an entrance lobby with wc to the right and door to an open plan kitchen/dining room. The kitchen is fitted with a range of Shaker style wall and base units and includes a range of worktops with electric hob and extractor hood over, a sink unit and built in double oven, space for washing machine and dishwasher, an island unit with breakfast bar on either side. The dining area has double aspect windows with double doors opening out on to the rear terrace. A door leads through to an inner lobby with door to front garden. The sitting room has beamed ceilings, open fireplace with inset woodburning stove in one corner and turning staircase to first floor.

On the first floor are three good sized bedrooms and a bathroom with panelled bath, washbasin and wc.

OUTSIDE

From the road there is an off road parking area with space for a number of vehicles. There is access to a detached workshop/garage which could be used for a variety of purposes subject to the necessary planning consent. The garden is predominantly laid to lawn with paved patio area to the rear of the house. There are deep planted herbaceous borders and a number of specimen trees and shrubs with the garden overlooking fields to the rear.

SERVICES

Mains gas, electricity, water. Private drainage. Gas central heating. Superfast broadband available (Ofcom), mobile signal likely available outdoors (Ofcom). Please note the agents have not inspected or tested the services. The vendor has had use of an area of Duchy land bordering the property - please ask the agents for further details.

DIRECTIONS

From Taunton take the A358 towards the A303 (Ilminster). Go past Thornfalcon Garage, continue along this road and turn left signposted Hatch Beauchamp. Continue into the village and at the Pub turn left then left again signposted to Beercrocombe & Curry Mallet. Continue into the village and Ivydene can be found on the right hand side identifiable by a Stags For Sale board after a short distance.



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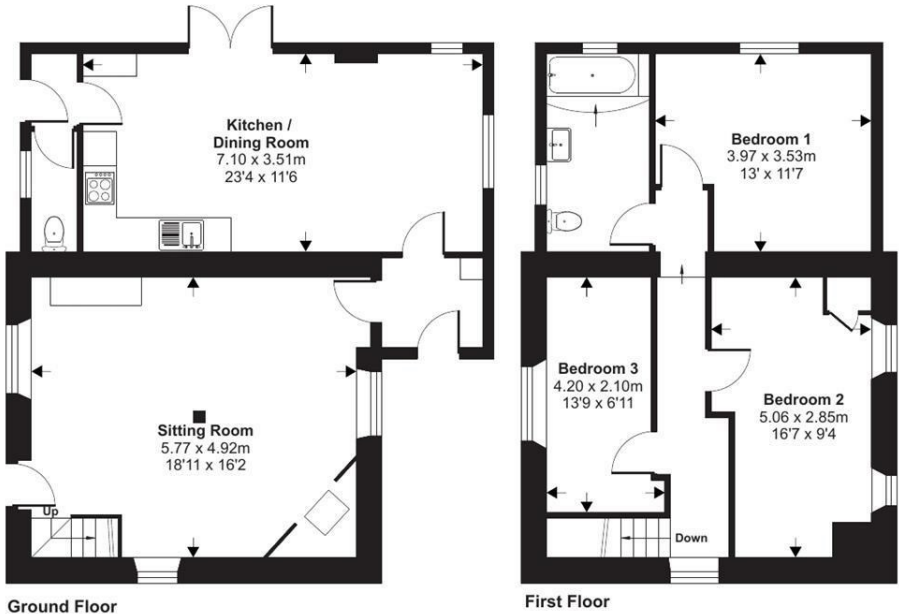
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		59
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Approximate Area = 1233 sq ft / 114.5 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: 1273780