



Burches







Burches Private Road

Trull, Taunton, Somerset, TA3 7HA

Taunton Town Centre 2 miles

Situated in one of Taunton's best positions offering far reaching views this detached 1960's house offers superb opportunity to extend or demolish subject to planning consents, situated in large gardens extending to 1.35 acres with double garage and ample parking.

- Incredibly rare opportunity
- Plot extending to 1.35 acres
- Ownership of driveway
- Double garage, ample parking
- Council Tax band G
- Scope to extend, modernise, rebuild
- Wonderful position, outstanding views
- 3 bedrooms, 2 receptions, kitchen/breakfast room
- No onward chain
- Freehold

Guide Price £1,150,000

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SITUATION

The property is situated on a private road in the sought-after village of Trull, just two miles south of Taunton, the County Town of Somerset. This exclusive address offers convenient access to both town amenities and the stunning surrounding countryside, including the Blackdown Hills, a designated Area of Outstanding Natural Beauty with numerous picturesque footpaths.

Trull provides a range of day-to-day amenities, such as a well-regarded primary school, post office and general stores, hairdressers, community center, garage, and a traditional public house. The village fosters a strong sense of community, hosting numerous events throughout the year.

Taunton offers an extensive selection of shopping, recreational, and educational facilities, including several notable public and private schools. The town boasts excellent transport links, with a fast rail connection to London Paddington, access to the M5 motorway, and proximity to international airports in Exeter and Bristol.

DESCRIPTION

Burches is a rare find, a three bedroomed detached house situated in the centre of its plot and offers a wonderful opportunity to extend, enlarge, demolish or develop the site subject to the necessary planning consents. The house is approached via its own private road passing five other properties with pillared entrance opening onto a wonderful garden with driveway incorporating turning circle and ample parking. The house enjoys wonderful views over surrounding countryside. The house, although well presented, could be substantially extended and offers endless opportunities to redevelop and has previously had planning permission granted for a substantial extension (plans available) which has now lapsed.

The house has been the same ownership for over 45 years and is now being offered with no onward chain.





ACCOMMODATION

The reception hall, has door to the double garage, door to dining room which has double aspect windows, turning staircase to first floor, door to understairs storage cupboard, door to downstairs bathroom. Double doors open through to the sitting room which has a huge bay window offering wonderful views over the gardens and surrounding countryside and at one end is an open fireplace. The kitchen has a range of matching wall and base units and double aspect windows, door to walk in larder and door to rear garden.

On the first floor there are three good sized bedrooms and a wc with washbasin and bidet.

Attached to the house is a double garage with stairs providing access to a loft room above.

OUTSIDE

At the end of Private Road is a gated entrance that opens out onto a large turning circle and parking area for a number of vehicles and provides access to the double garage.

The gardens and grounds have been beautifully maintained over the years and are predominantly laid to lawn surrounded by deep planted herbaceous borders and include a number of specimen trees and shrubs and a number of mature oak trees. Surrounding the house there are areas of deep paved terrace which enjoy the wonderful views. There is a timber summerhouse with paved patio to the front. Within the garden there is a further detached garage/workshop with up and over door.

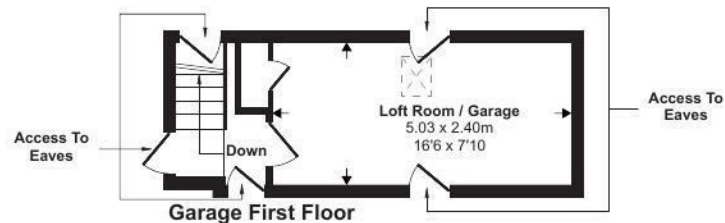
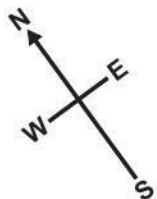
SERVICES & AGENT'S NOTE

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

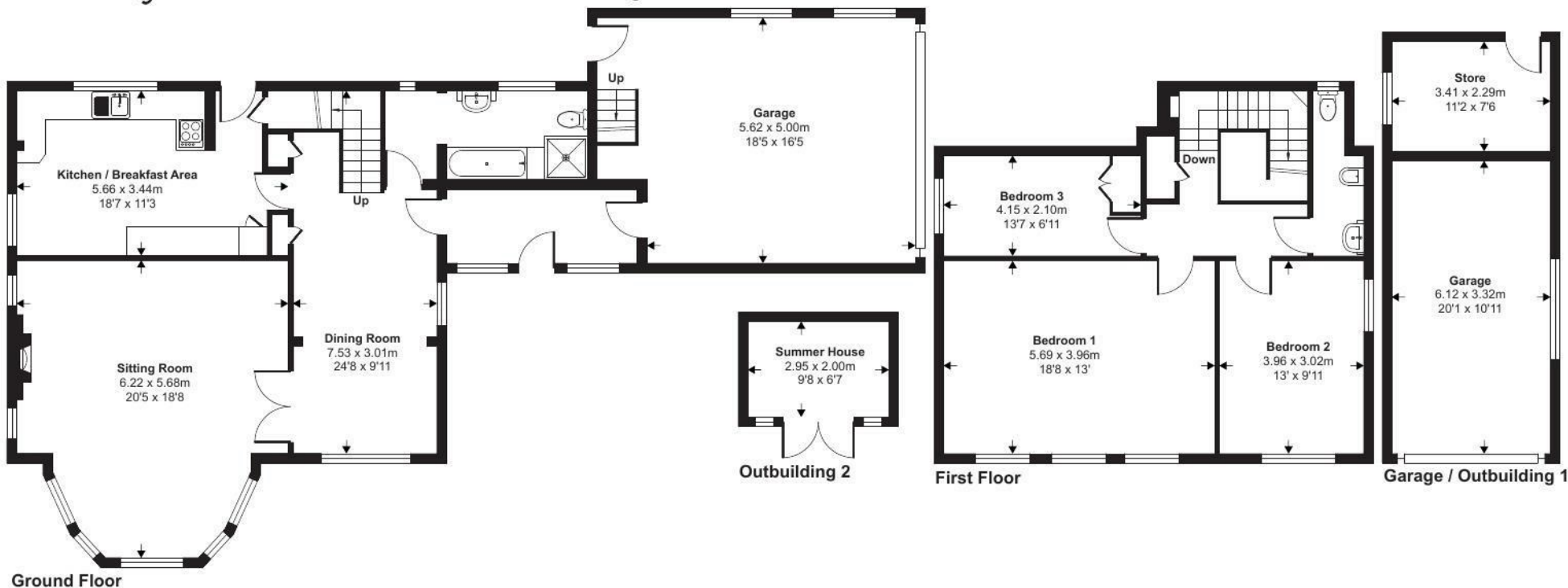
The house owns the driveway and an area of garden adjoining Honiton Road and there is access over the driveway for the other properties located on Private Road.

DIRECTIONS

From Taunton take Trull Road and after Gatchell Meadow, turn right into Private Road, proceed in to Private Road and continue to the end of the road where Burches can be found.



Approximate Area = 1579 sq ft / 146.6 sq m
Garage = 738 sq ft / 68.5 sq m
Outbuildings = 146 sq ft / 13.5 sq m
Total = 2463 sq ft / 228.6 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: 1256394



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		
(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		

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BURCHES

