



The Coach House







The Coach House

Pitminster, Taunton, Somerset, TA3 7AZ

Taunton 4 miles

An impressive and characterful period home, beautifully presented with stunning gardens, double garage, set in a superb private position in a highly desirable village location.

- Detached period home
- Three elegant reception rooms
- Four double bedrooms, two en-suite
- Double garage, ample parking
- Council Tax band F
- Large kitchen/dining room
- Utility/boot room, larder and store rooms
- Integral private annex/office/gym
- Stunning private gardens
- Freehold

Guide Price £1,275,000

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SITUATION

The Coach House is at the heart of the ancient village of Pitminster. The glorious Blackdown Hills are the backdrop to this highly sought-after village location, with its medieval church, excellent pub and thriving community.

The ease of access to the County Town of Taunton, only 4 miles away, makes The Coach House a convenient and perfectly situated home yet only minutes from the town.

A well-stocked village shop is located in nearby Trull. There are excellent schools both state and independent close by, notably Kings College, Taunton School and Queens College, all independent, with a sixth form college, Richard Huish College, also nearby.

The local area is renowned for its natural beauty with its wonderful walks stretching for miles. Furthermore, there are local golf courses, Taunton Racecourse, Somerset County Cricket Ground and the Brewhouse Theatre in easy reach. The main hospital, Musgrove Park Hospital, is only 10-12 mins away. Access to the M5 motorway is easy and main line rail links from Taunton Station.

DESCRIPTION

Dating back to 1832, The Coach House is now a beautifully updated comfortable countryside home, offering an abundance of character alongside modern comfort. Set within delightful, well-designed gardens and grounds, this spacious and private home provides a tranquil rural retreat just a short drive from the main town.

ACCOMMODATION

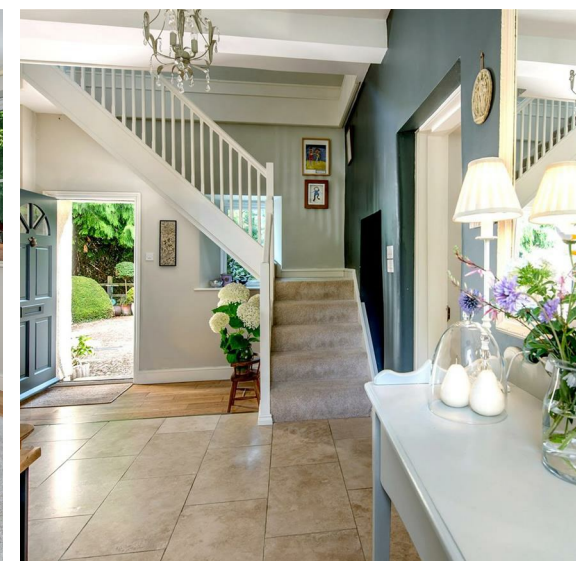
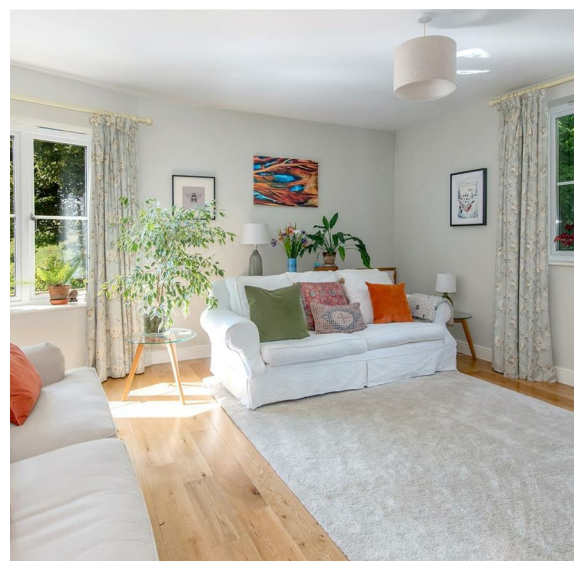
The spacious dual aspect entrance hall has both stone and wood floors with a turning staircase leading to the first floor and access on the left to a generous sitting room with wooden floor and garden views to the rear and French doors to the front. This leads through to the boot/utility room with separate wc, a useful store/pantry and exterior door to the front.

To the right of the entrance hall the country-style kitchen/dining room is the heart of the home, a beautifully light room with French doors leading out to the garden, tiled floor throughout, and windows to the front. There are a range of fitted Shaker style units with doors in a dark grey with solid wood worksurfaces over, Belfast sink, and range cooker with extractor hood over.

A cosy snug with wood burning stove leads off and overlooks the Pitminster stream, where otters have been sighted, and the adjoining countryside. The snug leads in turn to a charming garden room that opens onto a gravelled seating area.

To the first floor, a galleried landing leads to the dual aspect principal bedroom with Juliet balcony overlooking the gardens, fitted wardrobes, and a luxurious en-suite featuring roll-top bath, walk-in shower, and underfloor heating. Two further double bedrooms share a stylish family bathroom with roll-top bath and separate shower, while a guest suite enjoys its own en-suite shower room.

An external private annex provides flexible accommodation and includes a kitchen, a shower room and an additional multi-use space - office\gym\ bedroom accommodation.





OUTSIDE

The grounds extend to around 0.4 acres, featuring stunning and distinct garden rooms, seating areas, herbaceous borders, specimen shrubs, kitchen garden with remarkable private access to the beautiful and untouched streamside.

The outbuildings include a large store and potting sheds that could be converted (subject to consents) to a studio or similar workspace accommodation.

Double garage and ample parking.

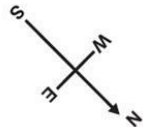
SERVICES

Mains drainage, electricity, water. LPG for cooking. Air source heat pump providing underfloor heating downstairs and radiators upstairs. Wi-Fi signal excellent, currently BT - broadband speed approximately 150 mb. Ultrafast broadband available (Ofcom), Mobile signal good, outdoors (Ofcom). Please note the agent has not inspected or tested the services.

DIRECTIONS

Leaving Taunton on Honiton Road continue into the village of Blagdon Hill and take the first turning on the left hand side, turning back on yourself and continuing along the lane into the village of Pitminster. On entering the village, take the first right just after the pub and the entrance to the property can be found after a short distance on the right hand side.





Approximate Area = 3190 sq ft / 296 sq m
Garage = 312 sq ft / 28.9 sq m
Outbuildings = 622 sq ft / 57.7 sq m
Total = 4142 sq ft / 385 sq m
For identification only - Not to scale



This floor plan was constructed using measurements provided to © nchecon 2025 by a third party.
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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		85
(81-91) B		
(69-80) C	71	
(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		



