



The Croft

The Croft Northway

Halse, Taunton, Somerset, TA4 3JL

Taunton Town Centre 7.5 miles

A fabulous and remarkably spacious Grade II listed stone barn conversion with landscaped gardens, set amid magnificent West Somerset countryside

- Grade II listed barn conversion
- Kitchen/dining/family room
- Main bedroom with en-suite shower
- Courtyard gardens to front and rear
- Council Tax band F
- Large living room
- Utility and two cloak rooms
- Guest bedroom with en-suite bathroom
- Private parking
- Freehold

Guide Price £575,000

SITUATION

The Croft is situated in a peaceful rural position on the edge of the small Somerset village of Halse. The village comprises a popular public house, The New Inn, a church and a village hall. A great number of amenities can be found in Bishops Lydeard, which is just 2.8 miles away and includes a GP surgery, pubs, local shops and a Post Office. Taunton, the County Town of Somerset, is approximately 7.5 miles away and offers an extensive range of facilities as well as a mainline train station.

There are a large range of outstanding schools in the area, including Kings Hall Preparatory School, Kings College, Taunton School, Queens Taunton and Wellington School. The surrounding area is renowned for its beauty and opportunity for outdoor pursuits including walking, riding and cycling all available direct from the property. Exmoor National Park is approximately 6.5 miles away and the Quantock Hills AONB is about 4.5 miles away, offering miles of unspoilt countryside to explore. There are excellent communication links with the M5 motorway approximately 10 miles away and a mainline railway link to London Paddington from Taunton Station.

DESCRIPTION

This unique property has been superbly designed to provide contemporary living with the character of a barn conversion. The spacious living areas are arranged over two floors with the bedrooms and bathrooms on the ground floor. There is a courtyard garden to one side and further landscaped gardens and plenty of parking.



ACCOMMODATION

From the parking area the front door leads directly into the lounge which is an incredibly spacious, full height, room with vaulted ceilings, roof lights and space for living and home study and has the added bonus of a wood burning stove. Stairs lead down to the lower ground floor and into the inner hallway. To the left a couple of steps lead down to the kitchen/dining/family room which has double doors to the outside. The kitchen is fitted with a range of contemporary, high gloss, wall and base units with integrated Siemens appliances, including two ovens, fridge and dishwasher as well as a Neff induction hob with extractor hood over and one and a half sink. From the kitchen there is a separate utility room with fitted cupboards and sink with space underneath for appliances, eg freezer. There is also a cloakroom with wc, wash basin and plumbing and space for washing machine.

To the other side of the hallway are the bedrooms; both are doubles, the larger has an en-suite shower room with wc, and French doors out to a courtyard, and the other has an en-suite bathroom with wc. There is also a further cloakroom with wc.

OUTSIDE

To one side of the house is a driveway which has plenty of parking and landscaped herbaceous and shrub beds with a very pretty ornamental pond with seating area near the entrance. The parking area is separated from a courtyard by a deep planted herbaceous border with steps leading down to the courtyard which has a seating area and useful shed/workshop, with electric, for storage.

To the other side of the house there is a walled courtyard garden with paved patio, accessible directly from the dining/family room. The courtyard wraps around the end of the house with bespoke woodstore and raised vegetable beds.

SERVICES

Mains electricity and water (metered). Private sewage plant. Oil fired, underfloor central heating is installed. Automatic watering system to both courtyards. Ultrafast broadband available (Ofcom), Superfast Airband broadband currently used by the vendor, Mobile signal variable (Ofcom) Please note the agents have not inspected or tested the services.

DIRECTIONS

From the centre of Taunton, proceed to the A358 Minehead road. Continue for approximately 4 miles and turn left at the roundabout signposted Halse. Continue over the bridge beside the West Somerset Railway Station for approximately one mile then turn right at the end of the Common, beside a grass triangle, signposted to Ash Priors. About 200 yards along, turn left and follow the lane for exactly 1 more mile, where the property will be found on the right hand side. Drive past the buildings to turn right into the main driveway, then right again onto the parking area of The Croft.



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		94
(81-91) B		
(69-80) C		73
(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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