



Westerkirk Staplegrove, Taunton TA2 6AP

Westerkirk, on the market for the first time in over 30 years and privately situated in the heart of the much favoured Staplegrove village, is a substantial detached house now in need of total refurbishment, representing a rare opportunity to create a wonderful family home set in secluded South-facing gardens of about 0.5 Acre. Internally the house is over 4,000 sq ft plus large double garage and there are outbuildings including a small groom's cottage. No onward chain.





## Features

- Entrance Hall
- Living Room with open fireplace and parquet flooring
- Family Room
- Store
- Cloakroom
- Dining Room
- Sun Room with door to garden
- Kitchen
- Utility Room
- Further Utility Room / Store
- Master Bedroom with Ensuite Bathroom
- 5 Further Bedrooms
- Family Bathroom
- Family Bathroom
- W.C.
- Shower Room
  
- Secluded gardens of 0.5 acre
- Double garage and driveway parking
- Outbuildings including small grooms cottage
- No onward chain
  
- Council tax band G
  
- What3words:///link.tasty.wiped







Westerkirk is situated within 1.5 miles of the centre of Taunton, the County Town of Somerset, with its shopping centre and County Cricket Ground.

The town is a bustling, forward-looking town with excellent amenities, a good selection of independent and high street shops, distinctive restaurants, cafés, a wealth of history and sporting facilities including the County Cricket Ground.

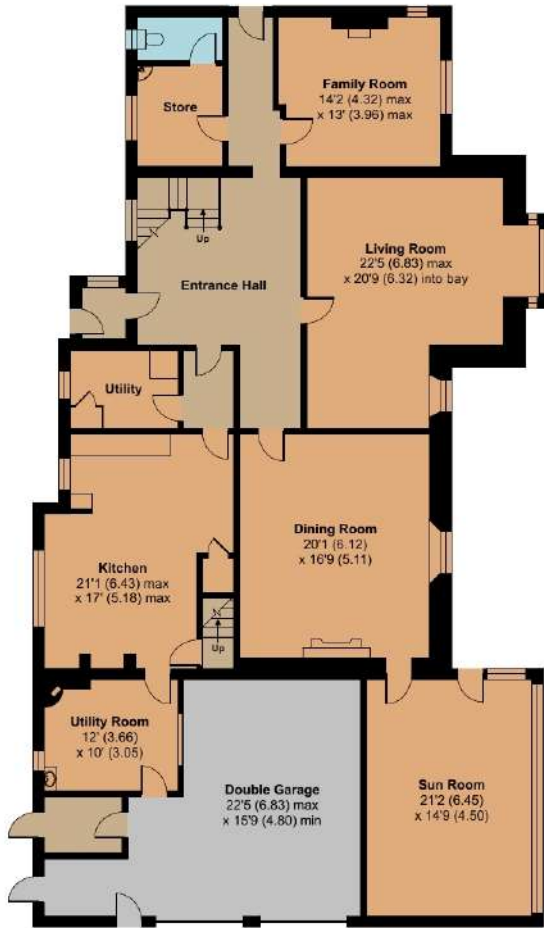
Taunton benefits from a main line railway station within 1 mile away linking to London Paddington in less than 2 hours and excellent communications for the M5 motorway at junction 25, situated on the eastern side of the town.

Taunton also offers a good selection of both state and independent schools including Castle School, Taunton School, King's and Queen's Colleges and Richard Huish Sixth Form College.

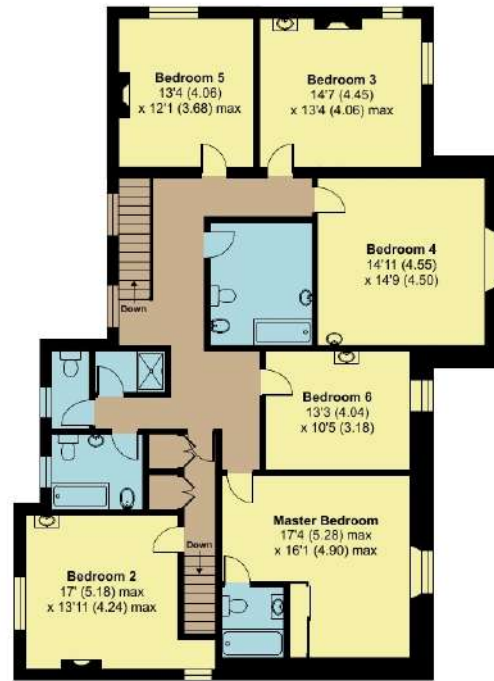


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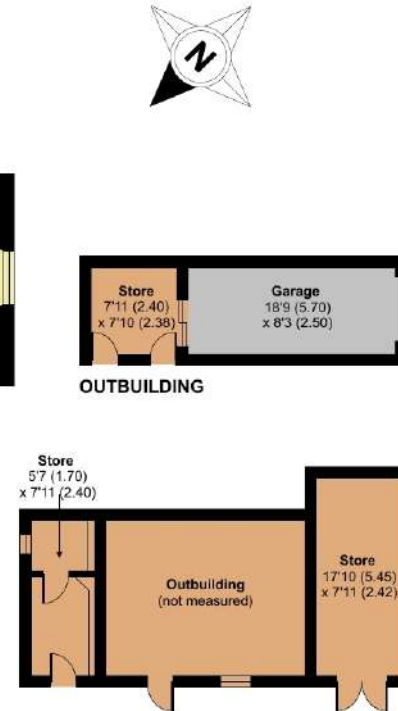
Approximate Area = 4158 sq ft / 386.3 sq m  
 Garage = 427 sq ft / 39.7 sq m  
 Outbuilding = 723 sq ft / 67.1 sq m  
 Total = 5308 sq ft / 493.1 sq m  
 For identification only - Not to scale



GROUND FLOOR



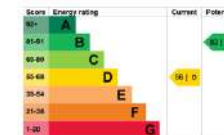
FIRST FLOOR



GROOMS COTTAGE



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©ntchecom 2021. Produced for Robert Cooney. REF: 782635



For clarification, we wish to inform prospective purchasers that: these particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute, nor constitute part of, an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given without responsibility and any intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; no person in the employment of Robert Cooney has any authority to make or give any representation or warranty whatever in relation to this property; we have not carried out a detailed survey nor tested the services, appliances and specific fittings.

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