



Old Post Office Pitminster, Taunton TA3 7AY



In the centre of this popular village just over 4 miles from the town centre extended, refurbished & deceptively spacious 4 bedroomed detached house immaculately presented throughout, with large open plan Kitchen / Breakfast Room, enclosed South West facing garden with wood store, car port and driveway parking.





Features

- Entrance Hall
- Living Room with woodburner and French doors to undercover garden area
- Open Plan Kitchen / Breakfast Room with roof lights, triple oven, woodburner, wine fridge and bi-fold doors to garden
- Family / Dining Room
- Utility Room
- Cloakroom
- Master Bedroom with dressing area and Ensuite Shower Room
- 3 Further Bedrooms
- Study / Nursery
- Shower Room
- Family Bathroom

- Enclosed South West facing garden to rear with wood store and garden shed
- Car port, garage store and driveway parking

- Oil fired central heating
- Double glazing
- Castle School catchment

- Council tax band D

- What3words:
[///dolls remodel pillow](https://www.what3words.com/dolls remodel pillow)







Old Post Office is situated in Pitminster, a popular village lying just over 4 miles to the South of Taunton and benefitting from no through traffic. It lies within attractive countryside within the foothills of the Blackdown Hills, themselves designated an Area of Outstanding Natural Beauty. The village itself has a pub whilst more extensive facilities are available in the village of Trull just 2 miles away including primary school, post office and general store.

Taunton, the County town of Somerset, 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 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 = 2467 sq ft / 229.1 sq m

Garage = 401 sq ft / 37.2 sq m

Outbuilding = 121 sq ft / 11.2 sq m

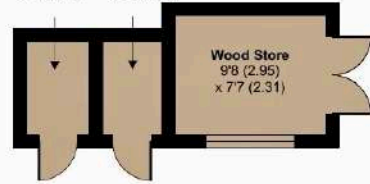
Total = 2989 sq ft / 277.5 sq m

For identification only - Not to scale

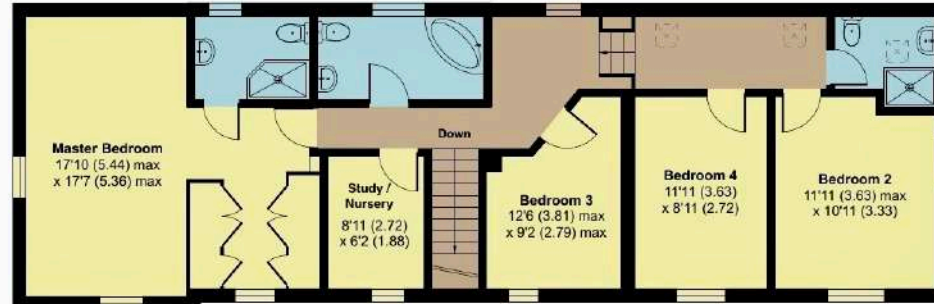


Wood Store
5'11 (1.80)
x 4' (1.22)

Wood Store
5'11 (1.80)
x 3'9 (1.14)



OUTBUILDING 1/ 2 / 3



FIRST FLOOR

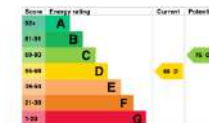


GROUND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Robert Cooney. REF: 1101037



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