



Wagon Barn Monty's Hamlet, Norton Fitzwarren, Taunton TA4 1AA





Situated in this select development set within communal grounds of approximately 4.5 acres is this immaculately presented, extended 3 double bedroomed detached barn conversion with enclosed landscaped garden to rear of just under ¼ acre with outside terrace / seating areas and views of surrounding countryside, double garage with Laundry / Work Room, Car Port and ample driveway parking accessed via electric gated driveway.





Features

- Entrance Hall
- Open plan Living / Dining Room / fitted Kitchen with granite worktops, integrated dishwasher, Neff oven, fridge and microwave
- Snug / Sun Room with Velux windows with automatic electric closers
- Sitting Room with woodburner and French doors to garden
- Utility / Family Room
- Boot Room with door to garden
- Cloakroom
- Master Bedroom with Ensuite Shower Room
- 2 further double Bedrooms
- Family Bathroom

- Enclosed landscaped garden to rear of just under ¼ acre with outside terrace / seating areas and views of surrounding countryside
- Double Garage with Laundry / Work Room, Car Port and ample driveway parking accessed via electric gated driveway
- Useful Outbuilding
- Gas central heating
- Double glazing

- Management charge £600 pa – reviewed January 2026
- Council tax band F

- What3words:
///galloped.shook.operated







Monty's Hamlet is a small select development of only seven dwellings set within communal grounds of approximately 4.5 acres and comprises of meadow and woodland.

The near-by village of Norton Fitzwarren offers local amenities such as doctors, vets, small village primary school and a post office.

Taunton the County town of Somerset is located 4 miles away and 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.

For rural pursuits, the Brendon, Blackdown and Quantock Hills lie within easy reach and further West, Exmoor National Park provides excellent walking, riding and cycling.



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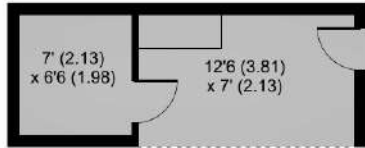
Approximate Area = 1725 sq ft / 160.2 sq m (excludes carport)

Garage = 335 sq ft / 31.1 sq m

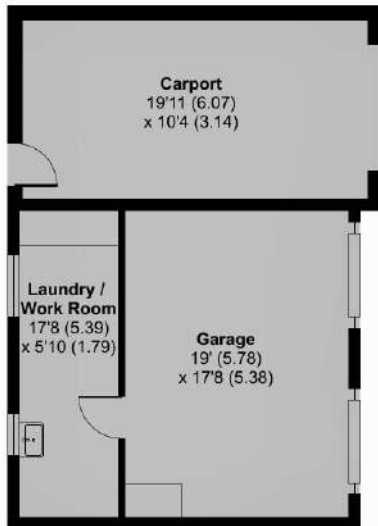
Outbuilding = 135 sq ft / 12.5 sq m

Total = 2195 sq ft / 203.8 sq m

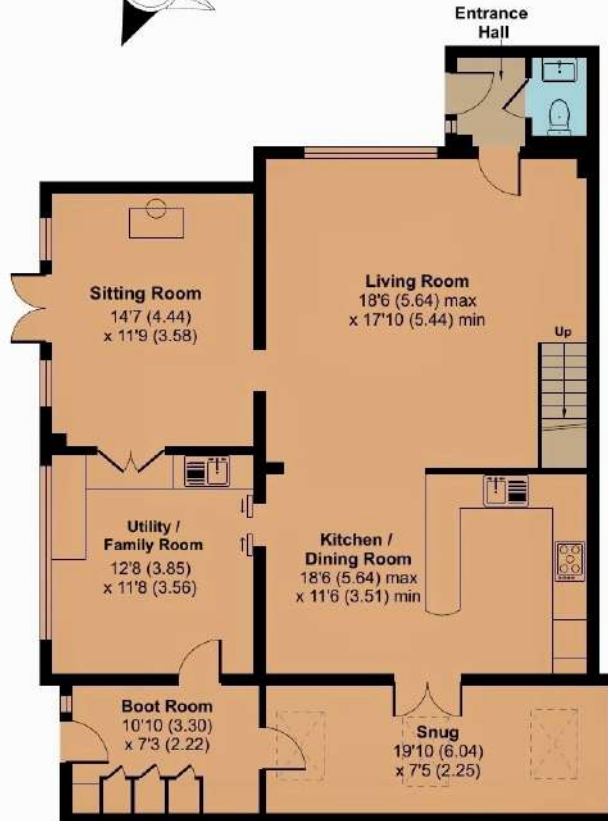
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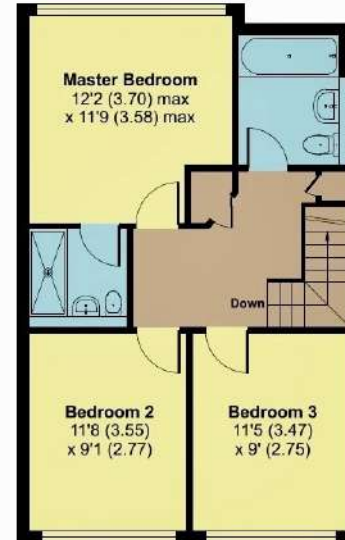
OUTBUILDING



GARAGE / CARPORT



GROUND FLOOR



FIRST FLOOR



Viewing strictly through the selling agents:

Robert Cooney

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2025. Produced for Robert Cooney. REF: 1303955



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