



Old Smithy Cottage Sellicks Green, Taunton TA3 7SA



A spacious South facing 4 / 5 bedrooned detached period cottage occupying over 3,000 sq. ft. with extensive views over open countryside to the north and south towards both the Blackdown and Quantock Hills. With its private enclosed gardens of half an acre, garage, gym/studio and ample off road parking, Old Smithy Cottage dates back to the early 1800's and is ideally situated at the foot of the Blackdown Hills, designated as a National Landscape, and lies just 2 miles from excellent Trull village amenities and 4 miles from the centre of town. No onward chain.





Features

- Entrance Hall with open fire
- Snug with woodburner
- Kitchen / Breakfast Room with electric E7 Aga, separate oven & induction hob, granite worktops, roof lights and door to conservatory
- Utility Room with WC
- Conservatory with French doors to garden
- Gym / Bedroom 5
- Dining Room with exposed beams, log burner and French doors to garden
- Study
- Sitting Room with French doors to garden and with stairs leading to Bedroom 4 and Ensuite Shower Room
- Master Bedroom with fitted wardrobes and door to Balcony
- 2 further double Bedrooms
- Family Bathroom with separate shower

- Established enclosed garden extending to half an acre with new patio areas
- Garage and ample driveway parking
- Garden Office with French doors to garden

- Electric heating & double glazing
- 3 phase electricity supply (this can support faster EV charging, larger heat-pumps, AC systems etc)
- Superfast broadband - ~1GB speeds.
- CAT6 wiring providing 7 wired internet ports.
- Council tax band F
- Castle School catchment
- No onward chain

- What3words: [///take.dean.snoozing](https://www.what3words.com/#!/take.dean.snoozing)







Old Smithy Cottage is located on the edge of the highly favoured village of Blagdon Hill. The village provides good local amenities including two pubs, cricket playing field and Green.

The villages of Trull and Staplehay are approximately 2 miles away with a shop, post office, pub, primary school, church and delicatessen.

Taunton the County town of Somerset situated 3.7 miles away 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 also benefits from a main line railway station linking to London Paddington in less than 2 hours and excellent transport links for the M5 motorway at junction 25, situated on the eastern side of the town.



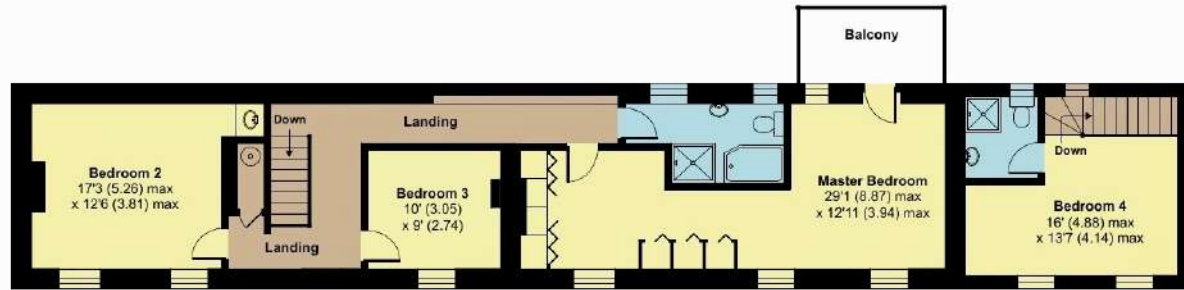
Old Smithy Cottage, Sellicks Green, Taunton, TA3 7SA

Approximate Area = 3231 sq ft / 300.1 sq m (includes garage)

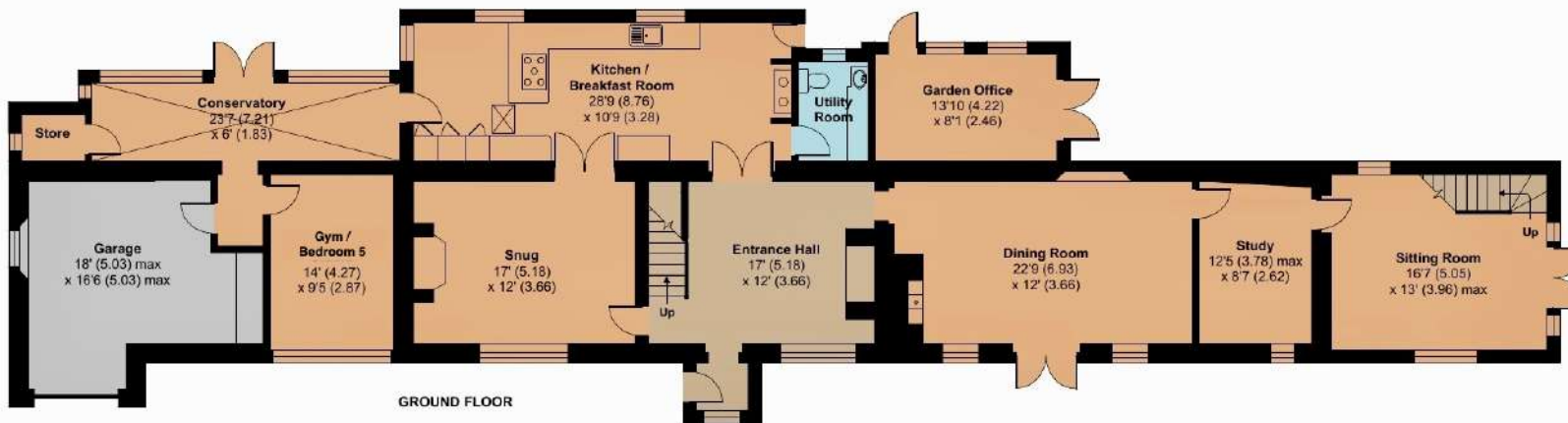
Outbuilding = 113 sq ft / 10.4 sq m

Total = 3344 sq ft / 310.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Viewing strictly through the selling agents:

Robert Cooney

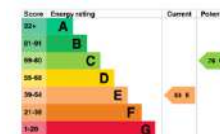
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**robert
cooney**

