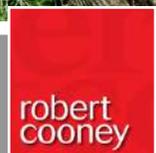


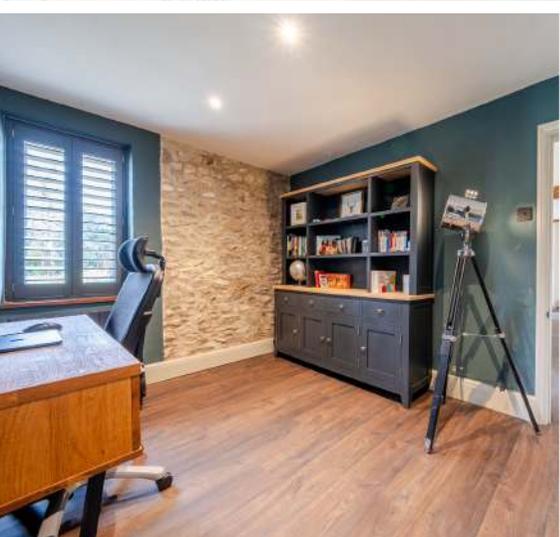


Old Smithy Cottage Sellicks Green, Taunton TA3 7SA





A spacious South facing 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.





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 / Wellness Studio
- 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

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



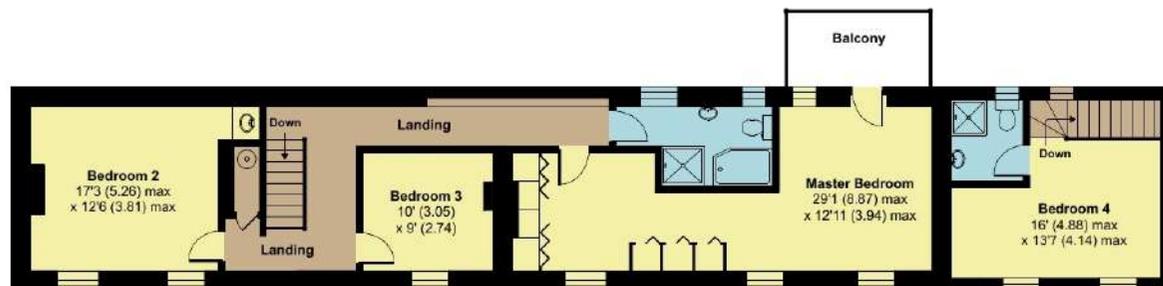
Old Smithy Cottage, Sellicks Green, Taunton, TA3 7SA

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

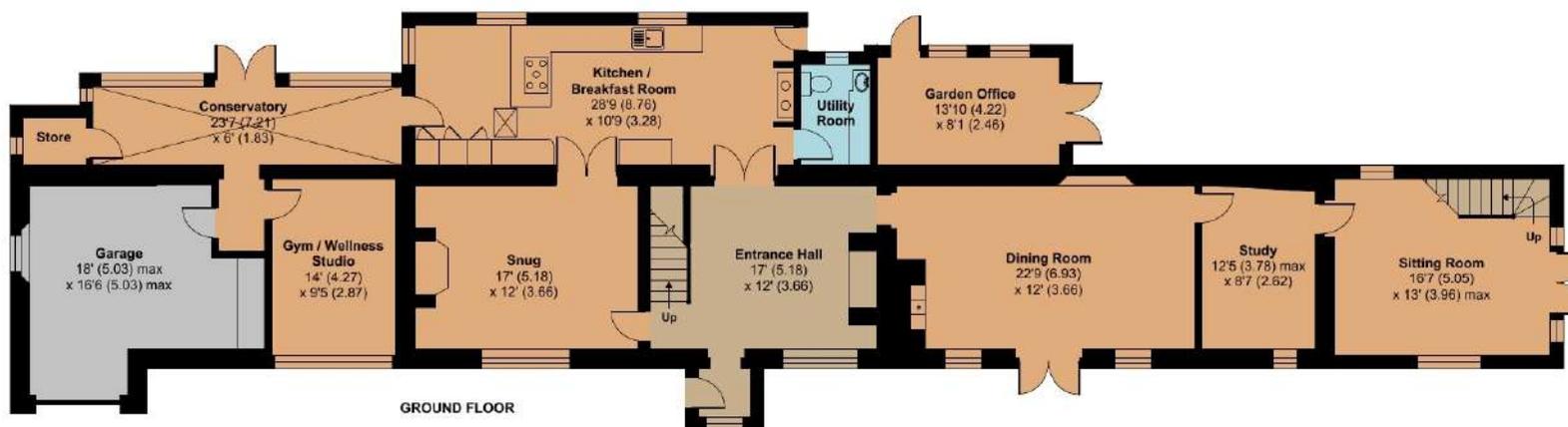
Outbuilding = 113 sq ft / 10.4 sq m

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

Corporation Street, Taunton,
Somerset TA1 4AW

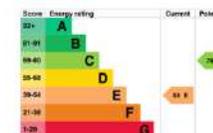
Telephone 01823 230 230

E-mail taunton@robertcooney.co.uk

Website robertcooney.co.uk



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Robert Cooney. REF: 1423509



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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