# The Croft

STAGS

# The Croft Upcott

Bishops Hull, Taunton, Somerset, TA4 1AQ

Taunton Town Centre 2.3 miles

## An attractive detached chalet property in a rural location three miles from Taunton, set in grounds of approximately one third of an acre

- Detached chalet property
- Sitting room/garden room
- Four bedrooms, two bathrooms
- Detached double garage
- Freehold
- Kitchen/dining room
- Utility room
- Large garden with pond
- Council Tax band E

## Guide Price £675,000

### SITUATION

The property is located in a rural yet easily accessible location on the outskirts of Bishops Hull village and is approximately three miles from the centre of Taunton, the county town of Somerset. There are local facilities in Bishops Hull, including Post office and stores, butchers, primary school, public house, church and village hall. The village has a bus service into Taunton, which benefits from mainline rail connections to London. Taunton and nearby Wellington both have a good range of shopping, recreational and scholastic facilities and both are connected to the M5 motorway

### DESCRIPTION

A well presented four bedroom detached chalet property of brick and block construction under a tiled roof. The original structure dates from the early 1950s and has been sympathetically developed by the current owners over the last forty years. The property sits within a walled garden dating from the nineteenth century and offers a good degree of privacy. It also benefits from outbuildings including a large traditional greenhouse, a summerhouse and a double garage.

## ACCOMMODATION

Access via a quarry tiled front porch to the hall, off which is the kitchen/dining area with multi-fuel stove on a slate hearth. The fully fitted kitchen has a range of base and full height units housing hob, oven, microwave, fridge, larder units and double sink. Off the kitchen is a utility room with base and eye level units, sink, freezer, dishwasher and washing machine. The adjoining cloaks area has a rear door with access to the outside. Also off the hall is the sitting room with multi-fuel stove on a slate hearth and fitted cupboards with bookshelves over. This leads through to the garden room with bi-fold door access to the garden on two sides. The property benefits from four bedrooms split over ground and first floors, as well as two fully fitted bathrooms. One is on the ground floor and the other is an en-suite to the main bedroom upstairs which can also be used as a family bathroom.

## OUTSIDE

Adjoining the rear of the property is a boiler room with oil-fired appliance. This is adjacent to the double garage with inspection pit and wall storage racks. There is also an integral store room with washbasin and WC to the rear and adjoining log store/seating area. The property is surrounded by the walled garden of approximately one third of an acre, comprising mixed areas of potager, fruit trees including apple, pear, plum and fig, shrubs and ornamental grasses. A summerhouse overlooks the pond and bog garden which hosts a variety of wildlife such as newts and dragonflies. The garden benefits from a large lean-to greenhouse with underground rain water collection tank and raised bed. The driveway provides parking for several vehicles.

## SERVICES

Mains electricity and water. Private drainage, shared system. Oil fired central heating. Standard broadband available (Ofcom), Mobile signal good indoor with EE, good outdoor with other providers, Please note the agents have not inspected or tested these services.

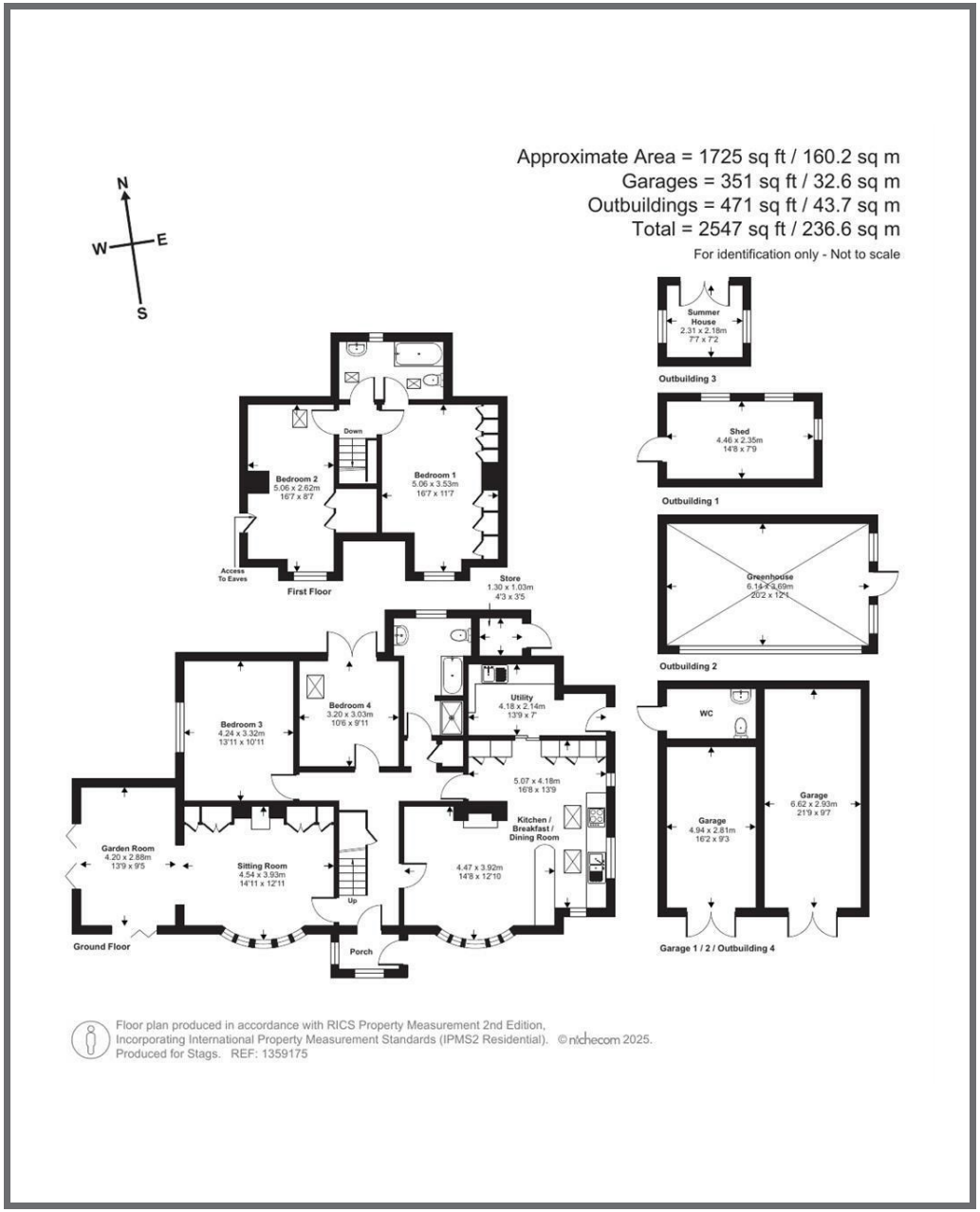
## VIEWINGS

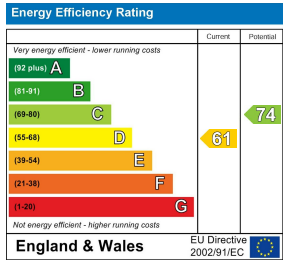
Strictly by appointment with the agent

## DIRECTIONS

From Taunton centre continue along the A38 towards Wellington. Turn right at the roundabout just past the Texaco filling station and continue until the traffic lights, turning left into the village of Bishops Hull. Pass the church on the left hand side and then take the turning to the right of the village shop down Shutewater Hill. Follow the lane for approximately half a mile, passing Newley Farm and Upcott Hall, where The Croft can be found on the right hand side behind the walled entrance

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

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