



5, Angel Row



5, Angel Row

Fivehead, Taunton, Somerset TA3 6PE

Curry Rivel 3 miles. Langport 5 miles. Taunton 10 miles.

A greatly extended three/four bedroom character cottage, located within this popular village with off road parking and spacious gardens, together with a useful studio/home office. EPC Band D.

- Extended Cottage
- Spacious Kitchen/Breakfast Room
- Separate Snug and Study
- Family Bathroom and En Suite shower room
- Freehold
- Hallway and Utility/Cloakroom
- Two Reception Rooms
- Three/Four Bedrooms
- Off road Parking, Private Gardens with Studio/Home Office
- Council Tax Band C

Guide Price £395,000

SITUATION

This charming end cottage of five is located within the popular village of Fivehead which is surrounded by wonderful countryside. The village offers a range of facilities including parish church, chapel with community coffee shop, garage, public house, village hall and a recently open convenience store. A wider range of amenities are available in the larger village of Curry Rivel approximately 3 miles distant and the market town of Langport is 5 miles, with its supermarket, schools, banking services, doctors and dentist surgeries. The county town of Taunton is within 10 miles where an extensive range of shopping, recreational and scholastic facilities can be found together with a mainline rail link to London Paddington.

DESCRIPTION

5 Angel Row is a charming and greatly extended cottage, constructed principally of blue lias stone, set beneath a mainly tiled roof with a slate style section to rear. The property boasts a wealth of character features associated with a house of its age, including exposed beams, window seat and inglenook fireplace with log burner, there is also a original well. In recent years the property has been refurbished and extended to create well proportioned and deceptively spacious accommodation and includes a fitted Rayburn within the snug/breakfast room and attractive flagstone style flooring throughout much of the ground floor. Outside there is off road parking for at least two vehicles but further parking/garaging could be made within the large garden to the rear, subject to the necessary planning consents. Within the garden there is a useful studio/home office.



ACCOMMODATION

From the side driveway a door opens into the entrance hall with tiled flooring and immediately in front of you can be found a cloakroom/utility room, with low level WC, single drainer stainless steel sink with mixer tap and cupboards under, space and plumbing for washing machine and coat hooks. Adjoining study with window to front, exposed stonework to one wall. The dining room is spacious and enjoys glazed french doors to the rear, along with attractive flagstone style flooring, wall lights and opening through to the large kitchen/breakfast room, with belfast sink and adjoining granite worktops with cupboards under, granite breakfast bar and space for cooker, fridge/freezer and dishwasher, part tiled floor and flagstone style flooring, along with exposed ceiling timbers. Stairs to the first floor with cupboard under, concealed well and pantry with power and light, along with window rear. Doorway leads into the sitting room with inglenook fireplace with inset log burner with beam over, window seat to front and door to the entrance porch. Further opening leads into the snug/breakfast room which houses the oil fired rayburn which supplies the hot water and central heating. Flagstone style flooring and door returning to the kitchen.

First floor landing with door to the bathroom comprising; enameled bath, low level WC and wash hand basin, sloping ceiling with exposed beams and airing cupboard, together with a linen cupboard. Bedroom three with sloping ceiling and exposed beams, window to rear and trap access to the roof void. Inner landing with door to bedroom two, with built in desk, large chimney breast and window to front. Dressing room/bedroom four with built in wardrobes and shelving, window to front and door leading through to bedroom one, with views from two aspects, exposed stonework, cupboard and small loft hatch. Door to en suite shower room; comprising tiled shower cubicle, low level wc, wash hand basin and window to rear.

OUTSIDE

To the side of the cottage is a gravelled driveway, with parking for two vehicles. A picket fence and gate leads to the rear garden with a large paved sun terrace, with belfast sink on brick pillars, external lights and large lawned garden, fenced on two sides, together with post and rail fencing with concealed oil tank to side. Various shrubs, bushes and trees including Cherry, Brambly, pear, eating apples and a fine walnut tree. Within the garden is a large studio/home office connected with power and light, approached through double glazed french doors and with window to side. There is also a useful garden shed, greenhouse and further paved patio area ideal for outdoor entertaining with brick built Bar-B-Que. In total the gardens extent to 0.14 acres.

SERVICES

Mains water, electricity and drainage are connected.
Oil fired central heating
Broadband: Standard and Superfast (Ofcom)
Mobile coverage: EE, Three, O2 and Vodafone (some service may be limited - Ofcom)
Flood Risk Status: Very low risk (Environment Agency)

VIEWINGS

Strictly by appointment through the vendors selling agent, Stags, Yeovil office. Telephone 01935 475000

DIRECTIONS

What3words: [///image.stag.tried](#)

From Langport head West on the A378 passing through Curry Rivel and onto Fivehead. Just past the garage, turn left onto Butchers Hill where 5 Angel Row will be seen on the left hand side, clearly identified by our For Sale board.



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.



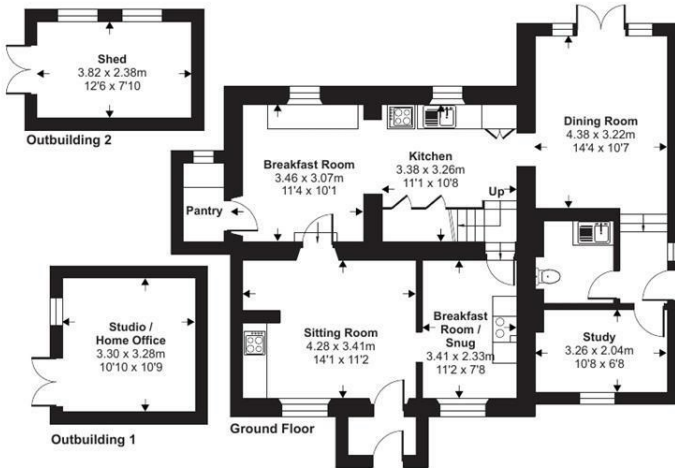
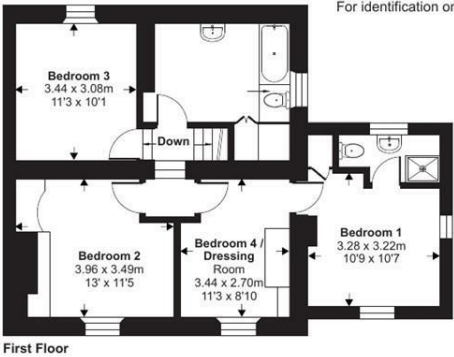
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			75
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E	57		
(21-38) F			75
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

4/6 Park Road, Yeovil,
Somerset, BA20 1DZ

yeovil@stags.co.uk
01935 475000



Approximate Area = 1611 sq ft / 149.6 sq m
Outbuildings = 215 sq ft / 19.9 sq m
Total = 1826 sq ft / 169.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1371364