FOR SALE

Guide Price £250,000

Glebe Cottages, Thornfalcon, Taunton



Charming 3-double-bedroom cottage in picturesque Thornfalcon, near Taunton. Features a sitting room, dining room, kitchen, two bath/shower rooms, boarded loft, dedicated parking, and a private enclosed garden backing onto open countryside views. Ideal rural retreat with easy M5 & rail links.

Viewing strictly by appointment call 01823 336 103

Monday - Friday 9.00am - 5.30pm
Saturday 9.00am - 1.00pm
TRG Lawrence & Son. 4 Station Road, Taunton, Somerset TA1 1NH
www.trglawrenceandson.co.uk

Please respect the sellers privacy and do not make an approach by knocking on the door.

Situated in the picturesque village of Thornfalcon, just east of Taunton, 7 Glebe Cottages is a well-proportioned family home offering a wonderful blend of rural tranquillity and everyday practicality. Benefiting from double glazing and electric heating throughout, the property provides flexible living space ideal for families, downsizers, or those seeking a peaceful countryside retreat within easy reach of town amenities.





Accommodation

Sitting Room: A welcoming, good-sized main reception room providing a comfortable space to relax and unwind.

Dining Room: A separate, versatile dining area ideal for family meals and entertaining guests.
Kitchen: Well-arranged kitchen space with room for appliances and everyday culinary needs.
Downstairs Shower Room: A practical ground floor shower room, adding convenience for busy households and visiting guests.
Three Double Bedrooms: Upstairs, the cottage boasts three genuine double bedrooms, offering generous proportions and pleasant outlooks.
Upstairs Bathroom: A family bathroom serving the first-floor bedrooms.
The loft is fully boarded with a ladder, power and light.



Outside

To the outside, the property features a private, enclosed garden perfect for outdoor dining, gardening, or pets, which backs onto lovely, far-reaching countryside views. The cottage also benefits from dedicated parking, a valuable asset in a village setting.





Thornfalcon is a desirable, peaceful village nestled in the Taunton Vale, surrounded by scenic Somerset countryside while remaining exceptionally well connected. The county town of Taunton lies approximately four to five miles to the west, offering a comprehensive range of shopping, dining, and leisure facilities, alongside well-regarded state and independent schools. For commuters, the A358, A303, and Junction 25 of the M5 are easily accessible, and Taunton mainline railway station provides direct services to London Paddington, Bristol, and Exeter.

Sitting Room c.22'9 max x 18'11 max (6.93m x 5.76m) L-Shape
Dining Room c.15' x 7'9 (4.57m x 2.36m)
Kitchen c.25'1 max x 7'5 (7.64m x 2.26m)
Bedroom 1 c.12'1 x 9'5 (3.68m x 2.87m)
Bedroom 2 c.11'6 x 10'11 (3.50m x 3.32m)
Bedroom 3 c.10'2 x 9'3 (3.09m x 2.81m)

Council Tax Band :- B
Utilities :- Mains electric, water and drainage.
Construction :- Rendered brick & block under a tiled roof with double glazing.
Primary School Catchment :- Creech St Michael Primary.
Secondary School Catchment :- Monkton Wood Academy.











Awaiting epc

Awaiting floorplan

Directions

From Taunton head out towards junction 25 of the M5 motorway, go straight under and head towards Ilminster, follow this road through Wrantage and up the duel carriageway, turn left signed Thornfalcon and the cottage will be found on your left hand side.

Please note the following:

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
Measurements These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
Services Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
To ensure the purchase of your property moves ahead as quickly as possible we may refer the conveyancing work for you, and/or the vendor, if required to a conveyancing firm. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by a 3rd party for this.
THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER THE SOLE TRADER TRADING AS TRG LAWRENCE & SON NOR ANY OFTHEIR EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.