



Mansfield House



STAGS

Mansfield House

Hillfarrance, Taunton, Somerset, TA4 1AW

Taunton Town Centre 5.5 miles

A unique opportunity to acquire a bespoke, character-filled home in one of Somerset's most desirable rural settings with far reaching countryside views a beautifully maintained, thoughtfully designed property that's ready to move into.

- Individually designed village house
- Living/garden room
- Galleried landing
- Landscaped gardens
- Council Tax band E
- Panoramic views to the Quantock Hills
- Fully fitted kitchen, dining room
- Three bedrooms, two bathrooms
- Ample parking, single garage, storage
- Freehold

Guide Price £425,000

SITUATION

Nestled amid rolling Somerset countryside, Hillfarrance offers a quintessential village lifestyle with a welcoming community. The village is home to the renowned Anchor Inn and a historic church, while nearby Bradford-on-Tone and Oake provide local shops and amenities. For leisure, Oake Manor Golf Club is moments away, and Taunton lies just 12 minutes' drive, offering rail links to London and easy access to the M5 (J26).

DESCRIPTION

Set in the heart of the idyllic village of Hillfarrance, Mansfield House is a beautifully presented, individually designed, detached home offers a rare blend of character, comfort, and rural charm. Built in 2001 by a local builder on the footprint of the original Victorian cottages, the property combines traditional detailing with thoughtful modern living.



ACCOMMODATION

Stepping through the front door, you're greeted by a welcoming entrance hall with solid oak flooring - which continues throughout the ground floor - and practical cloak storage as well as a downstairs wc. The spacious dual aspect lounge, featuring an inset gas fire beneath a traditional oak beam, opens seamlessly into a fully insulated sunroom, perfect for relaxing while enjoying the peaceful garden and countryside views.

The modern kitchen offers integrated Neff appliances, including an induction hob, and ample storage with a range of wall and base units. The dedicated dining room is ideal for both everyday living and entertaining and has windows to the front and side.

To the first floor a stunning galleried landing, with bookshelves and modern glass banister, leads to the principal suite — complete with Juliet balcony, fitted wardrobe, and a sleek en-suite shower room with vaulted ceilings and views over the countryside beyond. The second double bedroom overlooks the village green and church to the front and houses the airing cupboard, whilst the third bedroom, a single, currently used as a study, provides a flexible workspace with extensive built-in storage. A beautifully appointed family bathroom with a feature 'reading' bath and Velux window completes the first floor.

Above, a fully boarded and insulated loft with lighting offers valuable additional storage.

OUTSIDE

Approached via a charming feature bridge and landscaped driveway, the home enjoys well-tended gardens, mature rose beds, and ample parking. There is a garage, potting shed, and drying room, all with power, that provide practical storage space, while a summer house and private seating area offer ideal spots for outdoor dining and relaxation with views to the rear. The rear gardens have been landscaped for ease of maintenance with a large terrace and herbaceous flower bed to one side.

SERVICES

Mains drainage, gas, electricity, water. Gas central heating and fireplace. Superfast broadband available (Ofcom), Mobile signal good outdoor with Vodafone, variable with other providers (Ofcom). Please note the agents have not inspected or tested the services.

DIRECTIONS

On entering the village of Hillfarrance from Bradford on Tone continue past the pub on the right hand side and bear left at the village green - the entrance to the property can be found on the left hand side.



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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Approximate Gross Internal Area = 108.4 sq m / 1167 sq ft
(Excluding Outbuildings / Void)

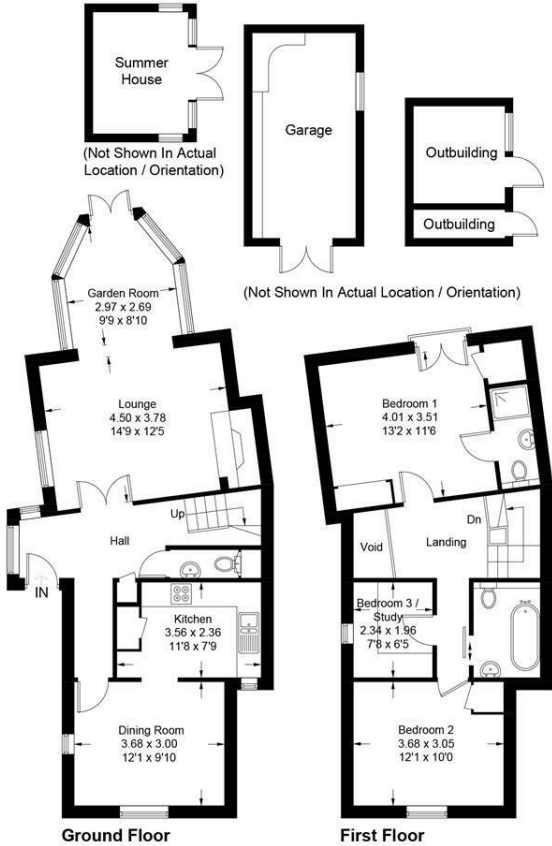


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