



Rose Cottage

Church Lane, Kingston St Mary, Taunton, Somerset, TA2 8HR

James
Gray

ESTATE AGENTS

A beautifully presented and much improved semi-detached cottage of immense charm and character, standing in well stocked gardens with useful outbuildings and enjoying a delightful tucked away location close to the centre of this sought after Quantock hills village



Key features

- Entrance porch and entrance hall
- Sitting room with wood burning stove
- Study/snug with wood burning stove
- Large dining/family room with inglenook fireplace and wood burning stove
- Well fitted modern kitchen with utility area
- 4 bedrooms
- 2 modern bath/shower rooms
- Gas central heating and double glazing
- Well stocked mature gardens with useful outbuildings, garage and off-road parking for 2 cars
- Sought after location close to village centre

Services

All mains services connected. Gas central heating

EPC rating

Band D (59)

Council Tax

Band F





The property

This beautifully presented centuries old semi-detached cottage offers spacious accommodation of immense charm and character, including 3 large reception rooms all with inglenook fireplaces and woodburning stoves and numerous exposed timbers and beams. The property is several hundred years old, believed originally to be two cottages which have been amalgamated and extended to provide a very spacious and well-appointed four bedroom home of character. The current owner has completed numerous improvements to the property including installing a new fitted kitchen. The property has double glazing and gas-fired central heating.

Outside

The gardens are very much a feature of the property, have been beautifully landscaped and are stocked with an abundance of specimen shrubs and trees designed to provide colour and interest throughout the year. A pedestrian gate from the lane opens onto a paved terrace providing an attractive sitting/dining area. The garden includes a number of useful outbuildings including a Garden Room enjoying an attractive westerly orientation with views towards the Blackdown Hills. There is also an open fronted Loggia providing a further attractive sitting/dining out area part covered and with lovely southerly views. Further Summerhouse enjoying a wonderful southerly aspect again with views towards the Blackdown Hills. Situated at the rear of the property can be found a further area of lawn and area of paving, lean-to fuel store. Situated beyond the cottage can be found an off-road parking area for two cars and a detached Garage



Situation

Rose Cottage occupies an attractive south facing position on the fringe of this sought after village situated in a private and shared "no through" lane away from passing traffic. Kingston St Mary is a popular village which offers a thriving community with local amenities to include a highly regarded primary school, church, village inn, village hall, playing field and garage. It stands at the foot of the Quantock Hills which have been designated an Area of Outstanding Natural Beauty and they provide miles of footpaths and bridleways. Taunton is about 3 ½ miles to the south and provides comprehensive facilities with, in addition to a good range of shops, excellent schools within both the state and independent sectors, a theatre, county cricket ground, racecourse and a main line rail link to London (Paddington). The M5 (J25) is accessed on the eastern side of town and close to this junction there is a large out of town shopping and leisure complex.

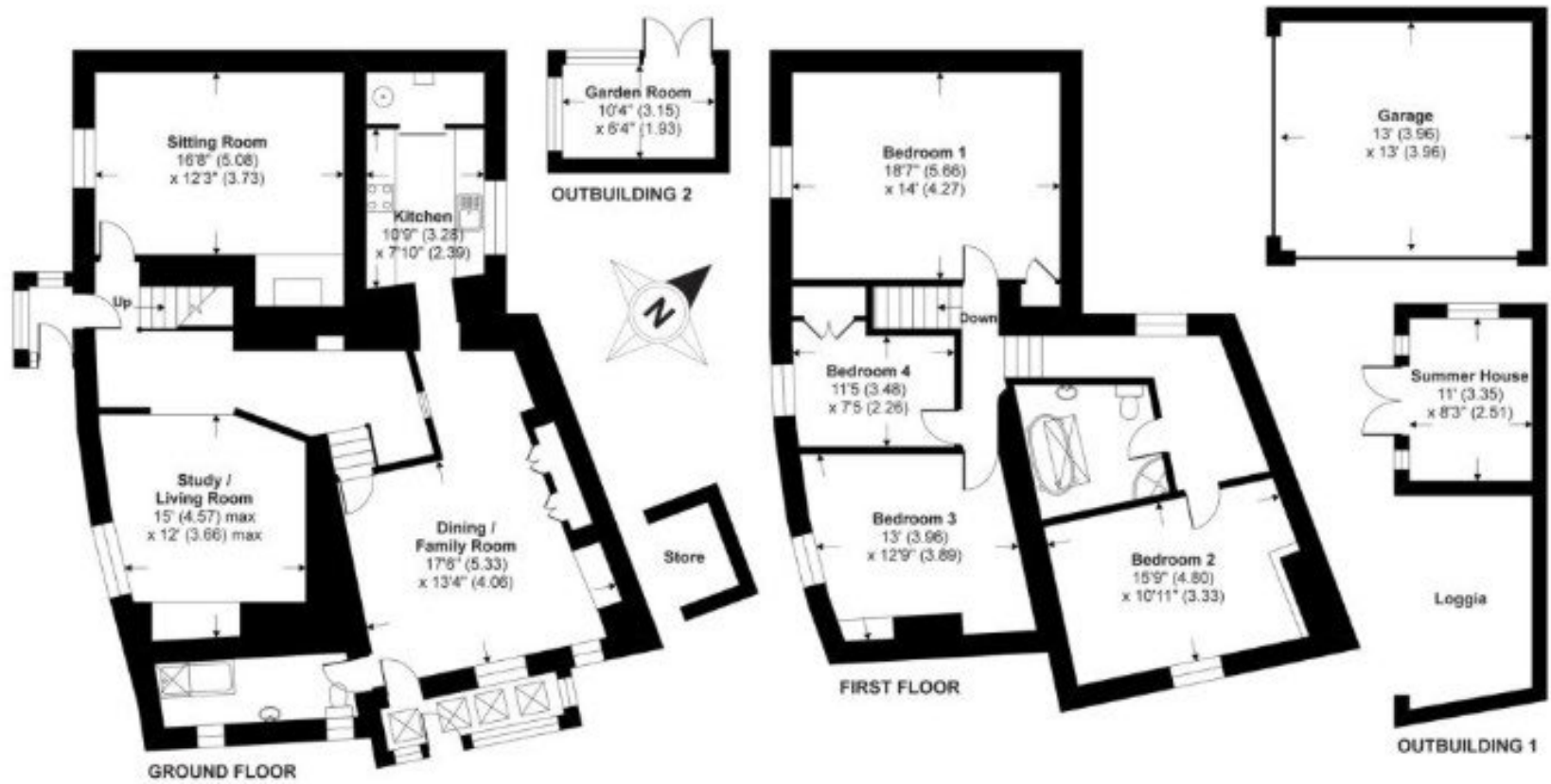
Directions

Leave Taunton in a northerly direction heading towards Kingston St Mary. On reaching the village, turn right at the village green into Church Lane. Continue past the church on the left hand side and take the next turning right into a private unmarked lane. Rose Cottage will be found as the second property on the left-hand side. Continue past the property and a parking area will be found on the left-hand side. Alternatively for a first visit, park in the church car park on the right-hand side (immediately opposite the church).





Church Lane, Kingston St. Mary, Taunton, TA2



TOTAL GROSS INTERNAL FLOOR AREA 2823 SQ FT 262.2 SQ METRES
MAIN HOUSE INTERNAL FLOOR AREA 2282 SQ FT 211.9 SQ METRES
OUTBUILDING INTERNAL FLOOR AREA 278 SQ FT 25.8 SQ METRES
GARAGE INTERNAL FLOOR AREA 263 SQ FT 24.4 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

Home Field View North, Prockters Farm, West Monkton, Taunton, Somerset, TA2 8QN
 T: 01823 426090 E: sales@jamesgrayestateagents.com W: jamesgrayestateagents.com