



Beech Croft



STAGS

Beech Croft

Churchinford, Taunton, Somerset, TA3 7DW

Taunton Town Centre 7.5 miles

Beautifully presented five bedroom country home with 0.62 acres, paddock and outstanding garden room, set in the heart of the Blackdown Hills

- Detached contemporary home
- Open plan kitchen/dining room
- Five bedrooms, two en-suite
- Gated driveway, parking, garage
- Council Tax band E
- Spacious sitting room
- Garden/family room
- Family bathroom
- Mature gardens and paddock, 0.62 acre
- Freehold

Guide Price £750,000

SITUATION

Situated in the heart of the Blackdown Hills AONB, the property enjoys an idyllic rural setting. Churchinford provides an unusually good combination of rural living and everyday convenience, with a village shop and Post Office, café, doctor's surgery, pre-school and popular pub all close by. The surrounding Blackdown Hills provide exceptional walking and riding country.

Taunton, the County Town, is just 8 miles away and provides extensive shopping, schools, leisure facilities, and transport links. The M5 (J25), A303, mainline rail services to London Paddington, and both Exeter and Bristol airports are all within convenient reach.

DESCRIPTION

Beech Croft is a beautifully positioned five-bedroom detached country home set within approximately 0.62 acres in the heart of the Blackdown Hills. Originally built in 2008 and subsequently extended, the property offers spacious and versatile family accommodation together with mature landscaped gardens, an adjoining paddock, gated parking and a single garage.



ACCOMMODATION

To the ground floor a welcoming reception hall with tiled flooring and underfloor heating leads to the principal ground floor rooms. The sitting room offers dual-aspect windows, French doors to the garden, and a characterful fireplace. The open-plan kitchen/dining/family area serves as the heart of the home. The well-equipped kitchen features black quartz worktops, integral appliances, breakfast bar and extensive storage through to the dining space. A particular highlight is the impressive oak-framed garden room, flooded with natural light and opening directly onto the west-facing garden. It provides a superb year-round space for entertaining, relaxing or enjoying views across the gardens.

Upstairs the first-floor landing provides access to five well-proportioned bedrooms.

Bedroom 1 includes fitted wardrobes and a stylish en-suite shower room. Bedroom 2 features double doors to a Juliet balcony and its own en-suite bathroom. Bedrooms 3 and 4 are spacious doubles. Bedroom 5 is a versatile fifth bedroom, equally suited to use as a home office, nursery or occasional guest room

OUTSIDE

Beech Croft is approached through wrought-iron gates leading to a private driveway with parking for several vehicles and access to the single garage. The front garden is laid to lawn, while the rear west-facing garden is beautifully maintained and bordered by mature shrubs and trees.

A pathway leads to the timber outbuilding which currently provides useful storage and could offer potential for a home office, gym or hobby space, subject to any necessary consents. Beyond the garden lies the small paddock, ideal for recreational use or small-scale hobby farming.

SERVICES

Mains electricity, water. Private drainage. Oil fired central heating. Broadband available: Standard and Ultrafast (Ofcom). Mobile signal coverage: Voice and Data limited (Ofcom). Please note the agents have not inspected or tested these services.

AGENT'S NOTE

A public footpath runs along the top edge of the paddock from the road and through a neighbouring property.

DIRECTIONS

From Taunton proceed south through Trull along Trull Road. Continue through Blagdon Hill along Taunton Road, past the Culmhead Business Park on the right for just over a mile, continuing straight, and the entrance to the property will be found on the right hand side just after the right hand turning to Smeatharpe



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.

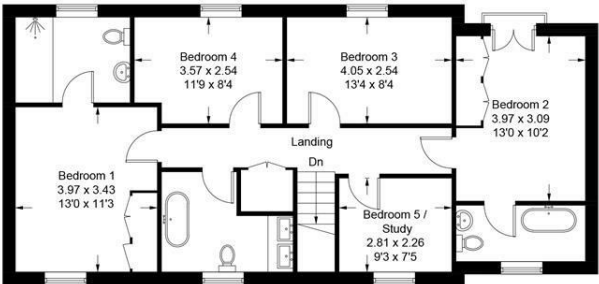


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			74
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
			

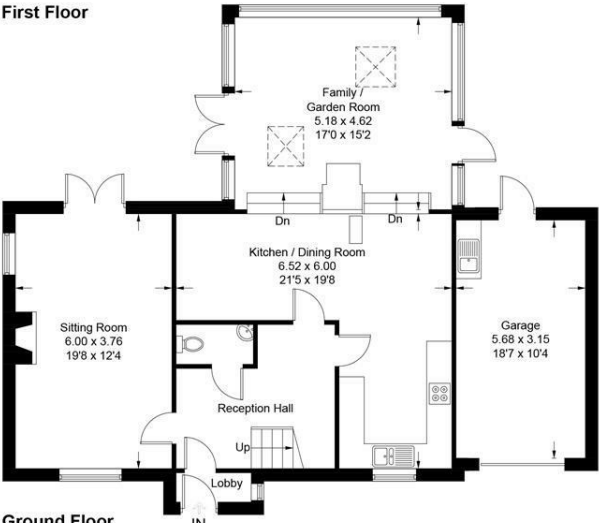
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Approximate Gross Internal Area = 183.7 sq m / 1977 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1280453)