

Symonds
& Sampson



The Cottage

Broadmead Road, Beercrocombe, Taunton, Somerset

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Broadmead Road
Beercrocombe
Taunton
Somerset TA3 6AG

A "chocolate box" Grade II listed cottage set in just over half an acre, in a picturesque and peaceful village setting.



- Grade II listed period cottage
- Set within 0.54 acres (0.22 hectares) of pretty cottage gardens
 - Peaceful village setting
 - Countryside views
- Good road links within a short drive

Guide Price £625,000

Freehold

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THE PROPERTY

Offering the "best of both worlds" this beautiful cottage is believed to date back to the 1500's and sits in pretty gardens totalling 0.54 acres (0.22 hectares) and enjoying countryside views. Whilst enjoying the peace you would expect of a small South Somerset village, it remains accessible to excellent road links via the A358 / A303 and M5 within a short drive.

Those who love their garden will enjoy the established planting and scope to "grow your own" whilst those who need to work from home or entertain friends and family, will no doubt make great use of the timber studio / summerhouse. Believed to be one of the oldest houses in the village, it's brimful with period features including inglenook fireplaces, plank and muntin screening, and a particularly intriguing carving to the drawing room ceiling beams. Upstairs you catch glimpses of its "hall house" origins with surprisingly high ceilings and the remains of a beautiful plasterwork frieze. Despite its generous proportions, the house remains cosy and would make a fabulous family home or "downsize" for the actively retired.

ACCOMMODATION

A pretty porch with gothic style windows and quarry tiled floor opens though to the spacious dining hall with its original plank and muntin partition, ceiling beams and window seat. The principal reception rooms enjoy a southerly aspect with views over the pretty front garden. The well proportioned drawing room has a beautiful ceiling and substantial inglenook fireplace with secondary stone turning staircase that leads to the master bedroom, tucked away to one corner.

Across the dining hall, a smaller but bright and airy sitting room makes the perfect snug, with a further inglenook fireplace inset with a Clearview woodburning stove. To one side is the original bread oven and the former smoking chamber now leads through to the garden room, once believed to be an adjoining stable. Making the most of the views over the garden and south-westerly aspect, this is lovely summer reception room that spills out via French doors onto the side terrace, perfect to eat al fresco.

At the rear of the house, the kitchen / breakfast room enjoys plenty of natural light through skylight windows and has a cosy farmhouse feel with the cream two oven gas fired AGA and additional electric oven. The kitchen / breakfast room adjoins the dining hall but there is ample room for another breakfast table, whilst to one end is a really useful walk-in pantry with shelving which also houses the wall mounted gas combination boiler. A rear lobby provides access to downstairs shower room giving a handy extra set of facilities for both two and four legged members of the family, with an adjoining utility / boot room providing lots of space for additional white goods such as a chest freezer, and plumbing for your washing machine giving handy access to the garden in fine weather.





OUTSIDE

The quintessential cottage garden gate leads through to a central path with lawned gardens to either side. A beautiful copper beech is underplanted with spring bulbs and the mature planting screens the house from the country lane on which it sits. To the west of the house is a kitchen garden area with soft fruit and vegetable cage, greenhouse and timber garden store. A driveway provides parking and access to the gardens, and a timber carport stands where there had previously been a garage, offering scope for the creation of a more substantial garage subject to PP / LBC. An enclosed paved terrace to the west side of the house is the perfect sun trap for a morning coffee or afternoon tea. The rear garden has a selection of mature fruit trees including apples, walnut and plum. A substantial timber summerhouse / outbuilding with its veranda makes the ideal spot to work from home or enjoy your hobbies. It is subdivided internally into a larger studio area and adjoining store room with storage cupboard.

At the rear of the cottage is a further garden store and log storage area.



SITUATION

Beercrocombe is a small village in a peaceful position c.7 miles south-east of Taunton and c.6 miles north-west of Ilminster. The village itself has a parish church and shares a Village Hall with the neighbouring village of Curry Mallet just a mile away. Beercrocombe and Curry Mallet have a surprisingly diverse range of clubs and groups including Gardening Club, Classic Car Club, Short Mat Bowls and Line Dancing! There's also a village shop, with post office and café and village pub The Bell Inn.

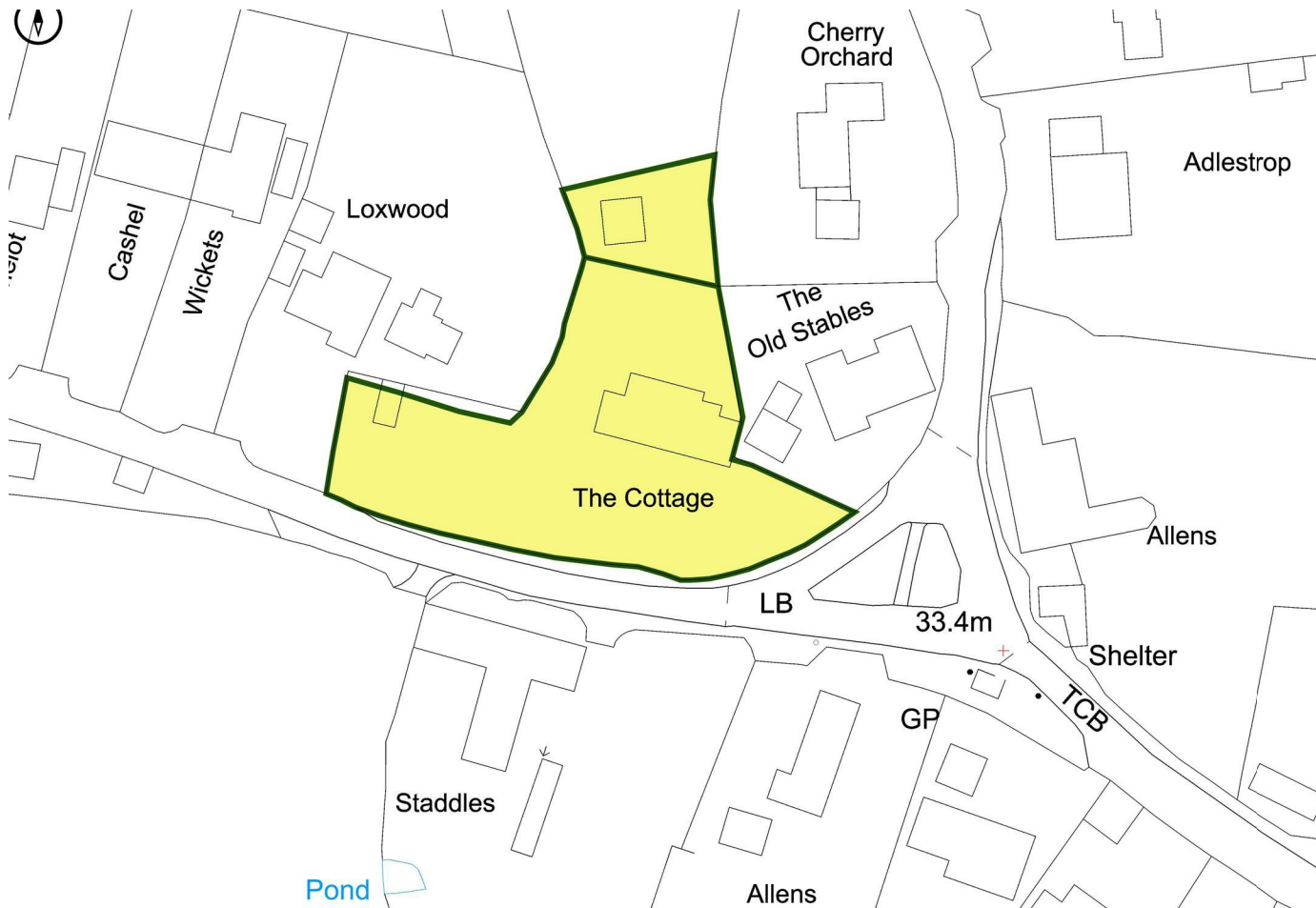
The village of North Curry lies 4 miles to the North of Beercrocombe where you will find a modern Health Centre with a Pharmacy and Doctors Surgery. Other amenities in the village include Post Office, general stores, pub and a community café. There are three primary schools in the area: Curry Mallett 1 mile, Hatch Beauchamp 2 miles and North Curry 4 miles.

The market town of Ilminster lies around 6 miles to the south, and its pretty shops are mostly centred around the market square and 15th century Minster church. They have everything you need from an award-winning butchers, delicatessen, cheese and dairy shop, homewares, antiques stores, clothes boutiques and gift shops. There is also a town centre Tesco store with free parking. There are plenty of places to eat too, including cafes, pubs and take-aways.

Should you need to go further afield the village benefits from superb road links via the A303 and A358. The Berrys Superfast bus service leaves from Ilminster or Taunton to London twice daily whilst the nearest mainline stations are Taunton (London Paddington) or Crewkerne (London Waterloo).

DIRECTIONS

What3words/////distilled.craftsmen.lamps



SERVICES

Mains electricity, gas, water and drainage are connected.

Superfast broadband is available in the area. Mobile reception indoors could be limited and you may prefer to use Wifi calling, however mobile reception is likely outdoors from all four major networks. Information provided by Ofcom.org.uk

MATERIAL INFORMATION

Somerset Council Tax Band - Band F

The property is Grade II listed.

The property is over two separate title numbers at

HM Land Registry as the vendors purchased a second area of garden at the rear. The Promap plan provided is for illustrative purposes only and the office is happy to provide both title plans upon request.



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Approximate Area = 2270 sq ft / 210.8 sq m

Outbuilding = 269 sq ft / 25 sq m

Total = 2539 sq ft / 235.8 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). Produced for Symonds & Sampson. REF: 1242022



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