Clematis Cottage

Clematis Cottage, 19 Greenway

North Curry, Taunton, Somerset, TA3 6NQ

Taunton Town Centre 8.9 miles

A Generously Proportioned Cottage, Extended And Remodelled For Modern Family Living, With Far-Reaching Rural Views And Garden Studio.

- Three Double Bedrooms
- Driveway Parking & Garden Studio
- Approx. 1500 SQ FT
- Fully Double Glazed
- Council Tax Band D
- Multiple Improvements Made In Recent Years
- Utility Room
- EV Charging Point
- Spacious Accommodation
- Freehold

Guide Price £450,000

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SITUATION

North Curry is widely regarded as one of Somerset's most desirable villages, offering an excellent range of local amenities, a thriving community and convenient access to Taunton and the surrounding countryside. The amenities all walkable from this property include a village pub, convenience store with post office, doctor's surgery. The primary school, nursery and village play park are conveniently opposite the property. Taunton the county town, lies seven miles to the West, where you can find a comprehensive range of scholastic, leisure and retail facilities befitting those of a county town and a regional centre. The village has excellent communications with the M5 motorway accessed at Junction 25, which provides easy access to Exeter and Bristol as well as London and the South East. Taunton also has a mainline railway station, providing access to Exeter and Bristol and also to London Paddington in approximately 1hr 45 minutes.

ACCOMMODATION

Originally constructed of traditional stone and cob and recently re-rendered with lime by the current owners, this appealing home combines a cottage aesthetic with contemporary and spacious accommodation throughout. A welcoming entrance porch opens into an impressive sitting room extending the full width of the property, rich in character with exposed ceiling beams and a dramatic inglenook fireplace with bread oven creating a warm and inviting focal point.

To the rear, the kitchen/dining room is a light-filled space enjoying pleasant views across neighbouring countryside. Fitted with a range of wall and base units, there is space for a range-style cooker, dishwasher and fridge freezer, together with a useful understairs storage cupboard. A side door provides access to the rear garden. Adjoining the kitchen is a practical utility room fitted with a Belfast sink, additional storage and space for appliances, together with a separate cloakroom/WC.

On the first floor, the landing benefits from both a large walk-in storage cupboard and separate linen cupboard. There are three generously sized double bedrooms, bedroom 3 and the family bathroom enjoy far-reaching rural views. The spacious family bathroom is well appointed with a roll-top bath, corner shower cubicle, wash hand basin, heated towel rail and WC.

OUTSIDE

The property is approached via a private driveway providing parking for two to three vehicles and EV charger. The front garden is predominantly laid to lawn and complemented by a gravel pathway and an attractive rockery with seating area. Of particular note is the detached garden studio, an excellent addition providing versatile accommodation ideal for a home office, studio or additional reception room. The studio enjoys a view over the garden and is fitted with power, lighting and internet connectivity.

The enclosed rear private terrace facing south is designed for ease of maintenance with brick paving throughout and takes full advantage of the superb outlook across the adjoining fields. A side access path leading to the front garden completes the outside space.

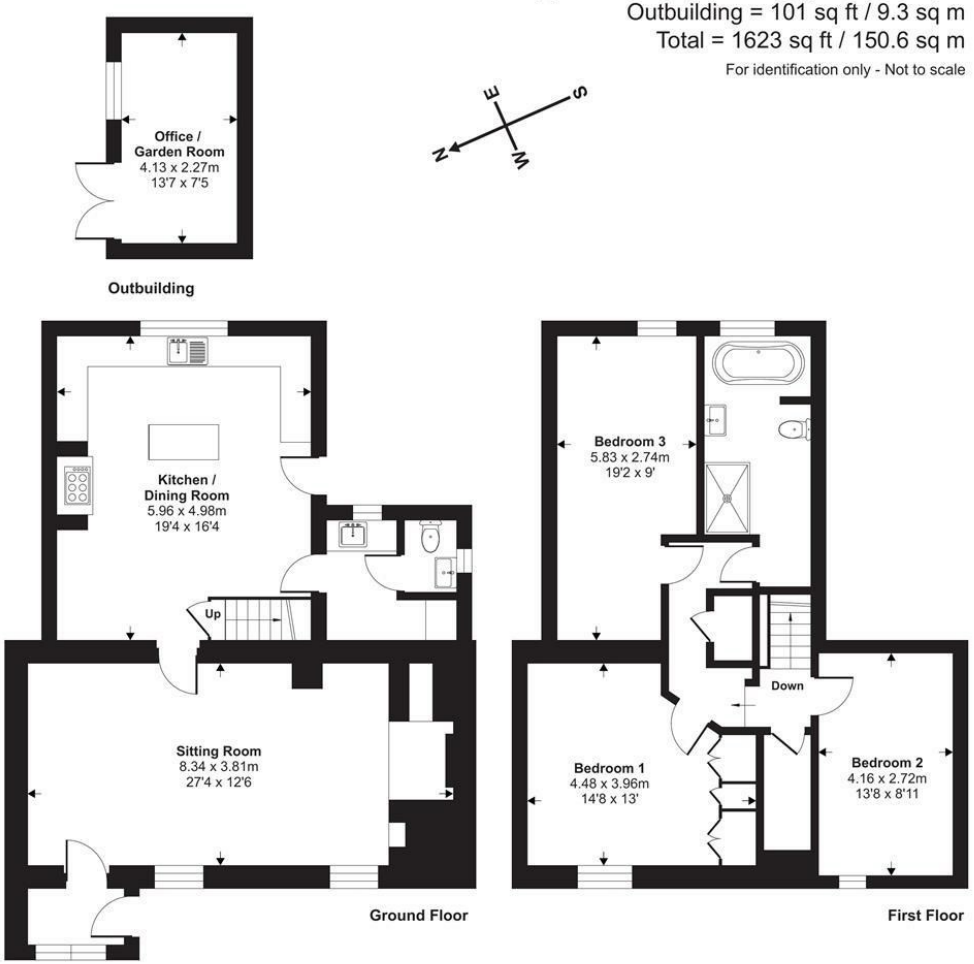
SERVICES

- All mains services connected, please note the agents have not tested the services.
- Gas central heating
- Mobile signal variable outdoors with major networks and standard broadband available (information via Ofcom).
- There are covenants on the title, please ask the agents for more information.

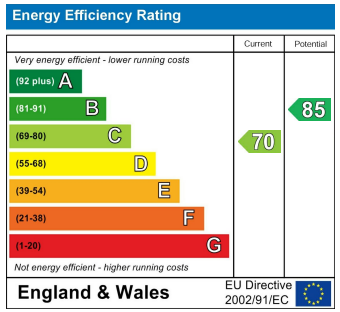
DIRECTIONS

What3words: ///marathons.presides.lookout

Approximate Area = 1522 sq ft / 141.3 sq m
Outbuilding = 101 sq ft / 9.3 sq m
Total = 1623 sq ft / 150.6 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). ©nichecom 2026. Produced for Stags. REF: 1479660



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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.

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