



Laurel House



# Laurel House

Bishops Hull, Taunton, Somerset, TA1 5EP

Taunton town centre 1.9 miles, train station 2.7 miles

An attractive Grade II Listed period house with generous landscaped gardens set in the heart of this prosperous village.

- Impressive village house
- Two reception rooms
- Utility and cloakroom
- Landscaped gardens
- Council Tax band E
- Four bedrooms
- Kitchen/breakfast room
- Separate workroom/office
- Driveway and off road parking
- Freehold

Guide Price £500,000

## SITUATION

The village of Bishops Hull benefits from facilities including a popular primary school, village hall, pub and village shops. Taunton is the County Town and benefits from excellent transportation links with fast rail services to London Paddington as well as access to the M5 interchange at Junction 25. There are excellent scholastic facilities locally with 4 noted public schools together with a Sixth Form College.

## DESCRIPTION

Laurel House is an attractive 17th century Grade II Listed attached village house which stands in the centre of Bishops Hull. The house is believed to have origins dating back to the 17th century and includes period features and has versatile and well proportioned accommodation arranged over two floors. The house has off road parking for a number of vehicles and includes a superbly landscaped gardens with an office/studio which could be converted further for a variety of uses subject to planning consent.



## ACCOMMODATION

The accommodation includes a front door leading in to an entrance hallway with wide staircase leading to the first floor and doors to either side leading to the reception rooms. The sitting room has French doors leading out on to the rear garden and window to front; there is an open fireplace with inset wood burning stove and an attractive surround and exposed wooden floors. The dining room has French doors opening out on to the rear garden with window to the front and an open fireplace, exposed wooden floors. The kitchen is fitted with a range of matching wall and base units and includes quarry tile floor, double drainer sink unit, space for cooker and space for fridge/freezer. There is a separate utility area with a second staircase leading to a bedroom, door to rear garden and door to downstairs cloakroom.

On the first floor, in the main part of the house, there are three good sized bedrooms and a fitted family bathroom suite. Accessed via the second staircase is a further bedroom/studio with dual aspect windows. The house offers well proportioned accommodation, but is now in need of some general improvement and as such would make a superb family house.

## OUTSIDE

At the front of the house there is a large gravel parking area enclosed to the front by conifer hedging which provides a good degree of privacy. The rear garden is a delightful feature of the property and is lovingly landscaped over the years and is predominantly laid to lawn with planted herbaceous borders, box hedging, a number of fruit trees and other specimen shrubs and plants. Within the garden is an office/studio with twin Velux windows and further window overlooking the rear garden - this could be used for a variety of uses subject to the necessary planning consent. There is a tool shed attached to the back of the property and a veranda runs along the rear of the house.

## SERVICES

Mains gas, electricity, water and drainage. Gas central heating. Ultrafast broadband available (Ofcom), Mobile signal likely available outdoors (Ofcom). Please note the agents have not inspected or tested the services.

## DIRECTIONS

From the traffic lights on Silk Mills Road turn left into Bishop's Hull, continue past the church and The Meryan House Hotel, bearing left Laurel House can be identified on the right hand side after a short distance.



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.

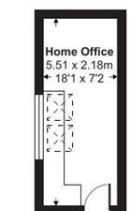


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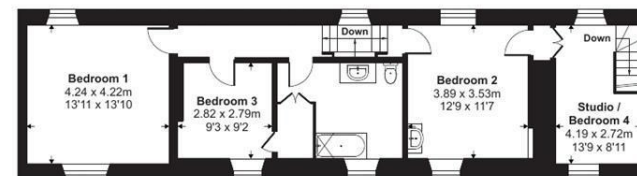
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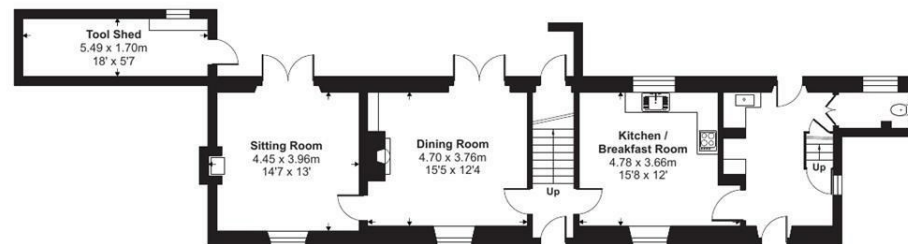
Approximate Area = 1754 sq ft / 162.9 sq m  
Tool Shed = 102 sq ft / 9.5 sq m  
Total = 1856 sq ft / 172.4 sq m  
For identification only - Not to scale



Lower Ground Floor



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Stags. REF: 1220495



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