

Coast & Country

PROPERTIES BY

Wilkie May & Tuckwood



BRAGLANDS BARN

Kingswood, Stogumber, Taunton, TA4 3TP



Situated on the edge of the picturesque village of Stogumber, this charming three-bedroom detached bungalow enjoys a peaceful rural setting surrounded by open farmland. Set within approximately two acres of beautifully maintained gardens, the property offers space, privacy, and countryside views, while remaining conveniently located for access to the Quantock Hills and the county town of Taunton.

The property comprises a detached bungalow, originally a barn to the nearby farmhouse, converted by the Price brothers in the mid 1990's. The property has generous gardens amounting to approximately 2 acres in all, and lies adjacent to the heritage West Somerset Steam Railway.

There is a generous loft space with potential for further conversion, and the situation is idyllic, lying on the fringe of this popular village with a Pub, Church, Community Shop and Cricket Club. Combining tranquil village living with excellent access to local amenities and scenic walking routes, this is an ideal home for those seeking a relaxed country lifestyle.

ACCOMMODATION



The accommodation in brief comprises; Part glazed uPVC door with side viewing panels into Entrance Porch; with LVT wood effect flooring. Door into Utility Room; with half glazed uPVC door to back garden, stainless steel sink and drainer inset into a granite effect rolled edge worktop with pine cupboard under, space and plumbing for washing machine, space for tumble dryer, hatch to single storey roof space. Door into Double Garage; with one electrified up and over door, Grant oil fired boiler, power and lighting and potential for conversion to further reception rooms if desired. Kitchen/Dining Room; with double aspect. Kitchen comprising a range of fitted oak cupboards and drawers under a quartz effect resin worktop with inset 1 ½ bowl ceramic sink with mixer tap over, tiled splash backs, two fitted eye level electric ovens, five ring halogen hob, extractor hood over, space and plumbing for dishwasher, space for under counter fridge, ample room for dining table, sliding patio doors to the front driveway.



Hallway; with airing cupboard housing modern stainless steel airing tank with immersion switch, hatch to roof space (potential for conversion subject of course to any necessary planning consents). En-Suite Bedroom 1; aspect to rear, built in wardrobes. Door into En-Suite Shower Room; with shower cubicle, tiled surround, thermostatic mixer shower, low level WC, pedestal wash basin, heated towel rail. Bedroom 2; aspect to front, fitted cupboards. Bedroom 3; aspect to front, fitted cupboard. Family Bathroom; with modern fitted suite with tiled walls, LVT wood effect flooring, panel bath with thermostatic mixer shower over, low level WC, wash basin inset into vanity cupboard, bidet, heated towel rail. Living Room; with ceiling beam, aspect to rear, wood burner inset into fireplace with slate hearth. Squared archway into the Garden Room; with power, lighting and heating. Side Porch; obscure glazed door to the driveway.

OUTSIDE

The property is approached via 5 bar timber gate with off road parking for several vehicles and access to the double Garage with up and over doors. The gardens are private and well stocked with a large variety of established trees and shrubs, and also include a natural pond, and impressive greenhouse with power supply.

MATERIAL INFORMATION

Council Tax Band: F

Tenure: Freehold

Utilities: Mains water, electricity, Private drainage via its own dedicated tank.

Parking: There is off road parking and a double Garage at this property

Broadband: For an indication of specific speeds and supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/broadband-coverage

Mobile: For an indication of supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/mobile-coverage

Flood Risk: For information relating to flood risk in the area, we would advise interested buyers to use the below government checker: flood-map-for-planning.service.gov.uk/location

Agents Notes: Some of the photographs used by Wilkie, May & Tuckwood have been taken with a wide angled lens to show the property off to its best advantage. Please note the floorplan is for guidance only and is not architecturally accurate.

THE PROPERTY MISDESCRIPTIONS ACT 1991

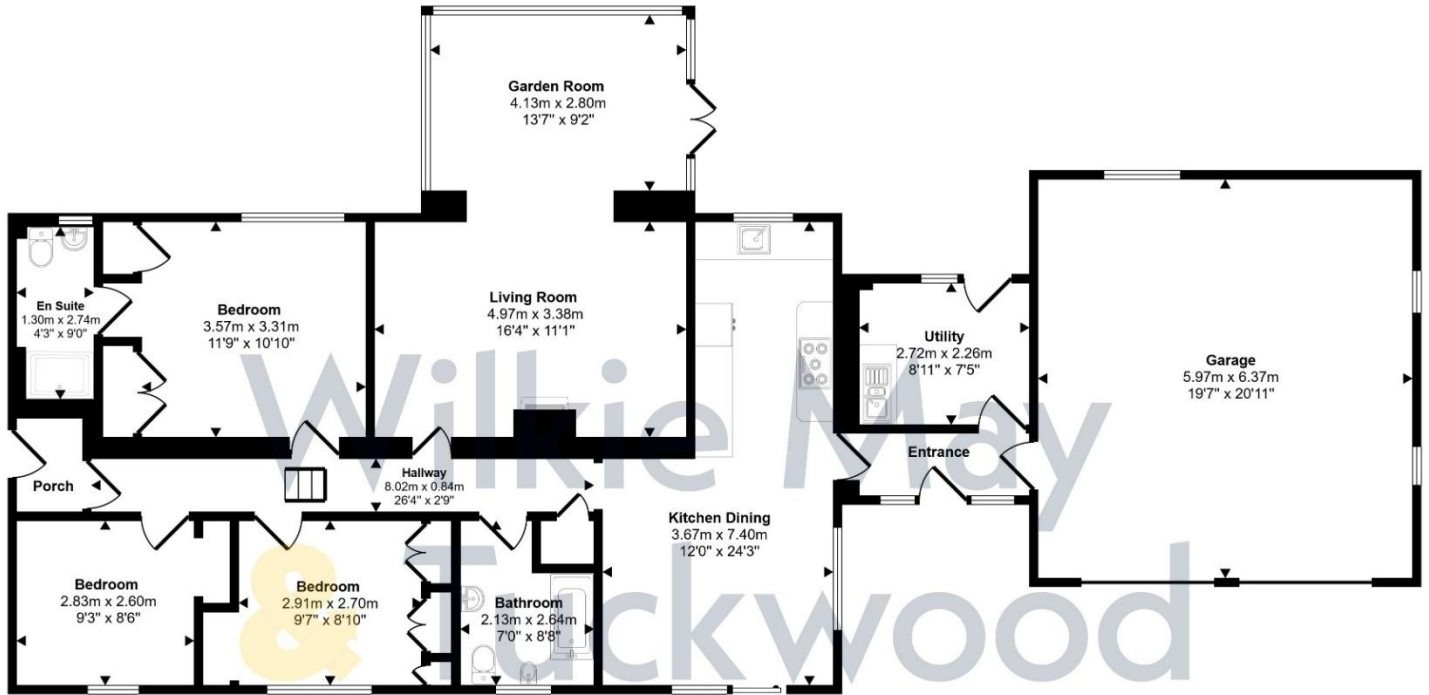
The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

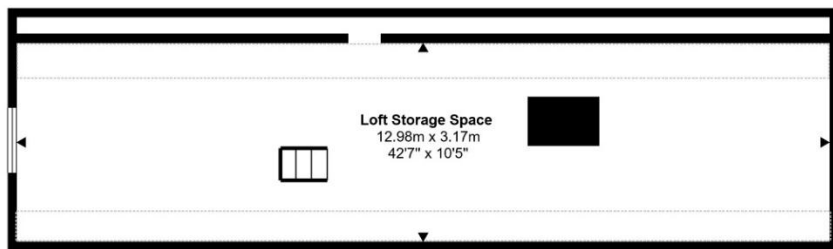
FLOORPLAN

Approximate Areas- Bungalow 126sqm, Garage 38sqm, Loft 41 sqm, Total – 205sqm

Approx Gross Internal Area
205 sq m / 2211 sq ft



Ground Floor
Approx 159 sq m / 1710 sq ft



First Floor
Approx 47 sq m / 501 sq ft

☐ Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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Tel: 01984 634793

35 Swain Street, Watchet, Somerset, TA23 0AE