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The Coachmans House



# The Coachmans House, Heatherton Park, Bradford On Tone, Taunton, TA4 1EU



## SITUATION

Located within Heatherton Park, a charming development of predominantly period homes on the edge of the sought-after village of Bradford-on-Tone, this property enjoys a tranquil rural setting between Taunton and Wellington. Surrounded by picturesque countryside, the area offers easy access to both the Quantock Hills and Blackdown Hills, both recognised for their outstanding natural beauty. Bradford-on-Tone provides a range of local amenities, including a public house, village shop, church, and village hall, while primary schooling is available in the nearby villages of West Buckland and Oake. The neighbouring towns of Taunton and Wellington are both easily accessible and offer a comprehensive selection of shopping, leisure, and educational facilities. The property is well connected, with convenient access to the M5 motorway via Junction 26 at Wellington. Taunton also benefits from a mainline railway station, providing regular direct services to London Paddington and beyond.

## DESCRIPTION

The Coachman's House is a distinctive period residence, believed to have originally served as a coach house before later becoming the girls' boarding house for St Katherine's School. Converted in the 1970s, the property has been carefully updated by the current owners, creating a beautifully presented home that successfully combines modern comforts with a wealth of period character. High ceilings and full-height replacement windows are notable features, creating bright and airy accommodation throughout. The accommodation is well arranged and, in brief, comprises a spacious sitting room, garden room, kitchen/dining room, study and cloakroom. The principal bedroom benefits from an en-suite bathroom, complemented by three further double bedrooms and a family shower room.

## ACCOMMODATION

A part-glazed front door opens into a spacious reception hall, featuring attractive solid cherry wood flooring throughout and providing access to the principal rooms of the property. The generously proportioned sitting room enjoys a dual-aspect outlook, with large picture windows to the front elevation flooding the room with natural light. A feature fireplace with inset wood burner forms an attractive focal point, whilst French doors open into the garden room, which in turn provides direct access to the rear terrace and gardens. The kitchen/dining room offers a bright and generously sized space, enhanced by windows on three sides and a door leading out to the rear. The kitchen is well-appointed with a range of coordinated wall and base units topped with work surfaces, and

includes a Belfast sink, integrated dishwasher, along with space for a fridge freezer and an oven. Adjacent to the kitchen is a useful study. Completing the ground floor is a cloakroom with underfloor heating.

The principal bedroom is a particularly spacious double room, enjoying a dual-aspect outlook and served by a generous en-suite bathroom fitted with a bath, WC and wash hand basin. The second bedroom is also a spacious double room with dual-aspect windows. There are two further double bedrooms, all served by a family shower room fitted with a contemporary suite comprising a WC, wash hand basin and large shower enclosure. Each bedroom has delightful views over the Blackdown Hills.

## OUTSIDE

The property is set within generous, secluded gardens and grounds, which are mainly positioned to the front. Access is via private gates from the estate driveway, leading onto a gravel driveway that provides ample off-road parking to the front of the property, along with a double garage. Benefiting from a southerly aspect, the property enjoys well-presented, open-plan gardens that are predominantly laid to lawn, complemented by a substantial patio area ideal for outdoor entertaining and dining. To the rear, there is an additional enclosed garden featuring a further seating area.

## SERVICES

Mains electric, water and drainage. Mobile coverage is good outdoor with Three, O2 and Vodafone and good outdoor and variable in-home with EE (Ofcom). This property benefits from superfast broadband (Ofcom).

## VIEWINGS

Strictly by appointment with the vendor's selling agents, Stags, Wellington Office.

## DIRECTIONS

From Junction 26 of the M5, follow signs for Wellington. At the roundabout with the A38, take the fourth exit towards Taunton. Continue for about a mile, then turn left just before The World's End pub. Shortly before the turning to Bradford on Tone, pass under an archway through the original gatehouse. Proceed along the drive, keeping right at the first fork, then take the right-hand fork again after a short distance. The entrance to The Coachman's House will then appear on your left.

Wellington 2.8 miles | Taunton 4 miles

## A characterful four bedroom home located within a desirable location.

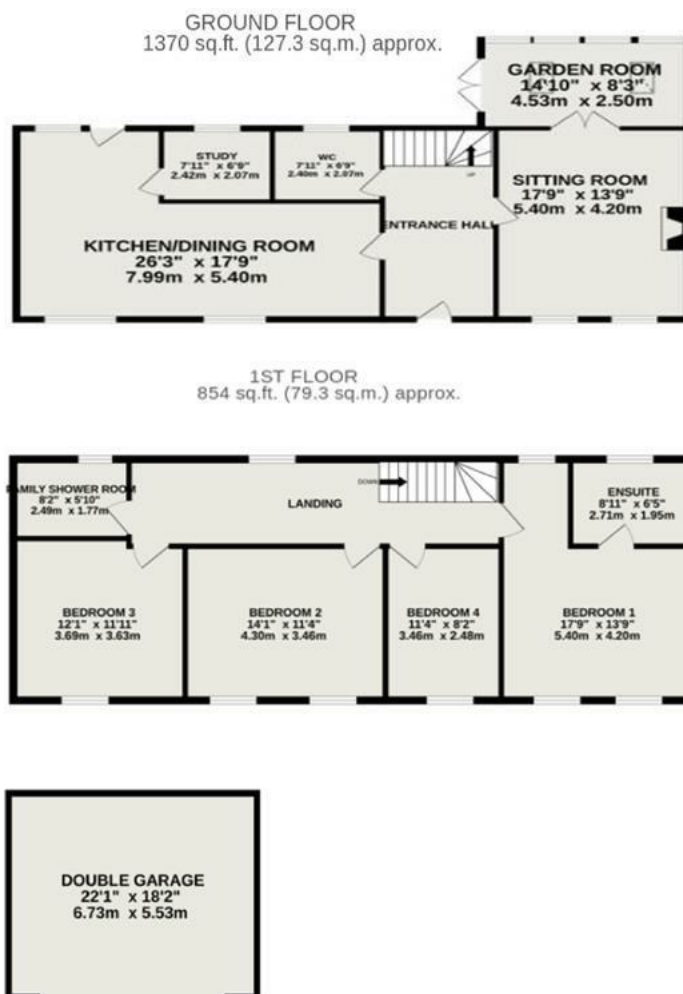
- Four double bedrooms
- Family bathroom and en-suite
- Kitchen/Dining room
- Sitting room
- Study
- Garden room
- Gardens
- Double Garage
- Council Tax Band F
- Freehold

Guide Price £600,000









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 | A |                         |           |
| (92-100)                                    | B |                         |           |
| (81-91)                                     | C |                         |           |
| (69-80)                                     | D |                         |           |
| (55-68)                                     | E |                         |           |
| (41-54)                                     | F |                         |           |
| (21-40)                                     | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

7 High Street, Wellington, Somerset, TA21 8QT

01823 662822

wellington@stags.co.uk

stags.co.uk



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