



WARE & CO
estate and letting agents

Laurel Cottage, Bushy Cross Lane, Ruishton, Taunton, TA3 5JT
£375,000

Laurel Cottage

Council Tax band: C

Charges payable for 2025/26 - £2,063.63

Tenure: Freehold

EPC Energy Efficiency Rating: C

Main services of gas, electricity, water and drainage are connected. Broadband speeds of upto 80mbps are available.

- An attractive period cottage with plenty of character
- Enclosed and beautifully maintained rear garden
- Garage/outbuilding ideal for home office, studio or workshop
- Spacious living room with wood burner
- Separate dining room
- Kitchen and ground floor WC
- Three double bedrooms
- Ensuite shower room and four-piece family bathroom
- Drive parking to the front
- Sought-after village close to Taunton and M5





Laurel Cottage is a beautifully presented and characterful three double bedroom semi-detached period cottage, ideally situated in the heart of the ever-popular village of Ruishton. The property blends traditional charm with modern comforts and offers surprisingly spacious accommodation, complemented by a delightful enclosed rear garden and a versatile outbuilding/garage that would make an excellent workshop, studio or home office. An inviting entrance hall sets the tone, leading through to a spacious living room featuring a wood-burning stove—perfect for cosy evenings. The separate dining room offers an ideal space for entertaining or family meals, with a charming cottage feel throughout. The kitchen is fitted with a range of units and work surfaces, while a useful ground floor WC completes the downstairs accommodation.

Upstairs, there are three double bedrooms, including a guest bedroom with an ensuite shower room and a four-piece family bathroom with both a bath and separate shower. Finally, there is a roof terrace accessed from the landing providing a private outdoor space ideal for morning coffee or evening relaxation.

Gardens

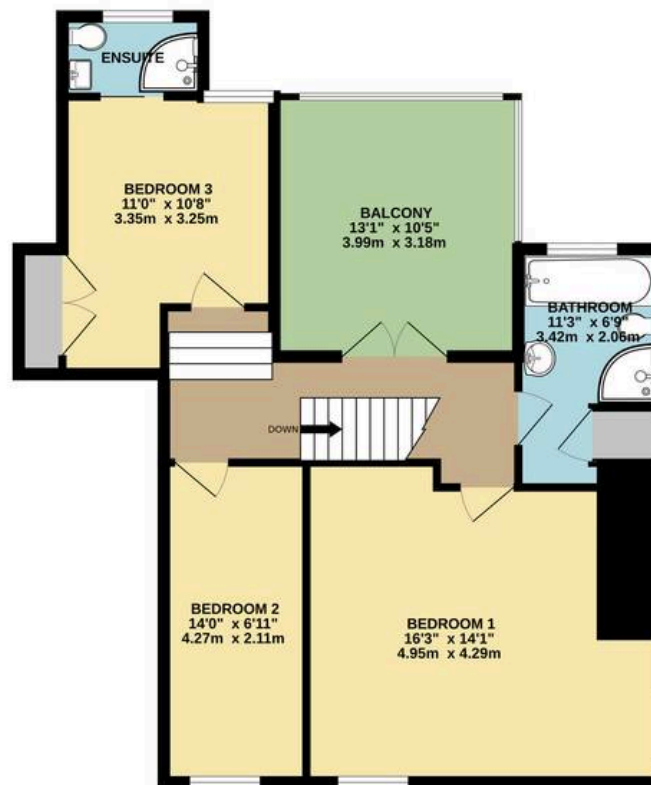
To the front, Laurel Cottage benefits from driveway parking behind a pair of five bar gates. The enclosed rear garden is a true highlight — landscaped and offering a private and peaceful retreat with patio and lawned areas, ideal for outdoor dining and relaxation. To the rear of the garden stands a garage/outbuilding, currently utilised as a workshop and storage space, but equally well suited as a home office, studio or hobby room.



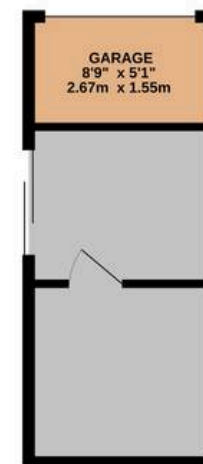
GROUND FLOOR
710 sq.ft. (66.0 sq.m.) approx.



1ST FLOOR
641 sq.ft. (59.6 sq.m.) approx.



OUTBUILDING/GARAGE
182 sq.ft. (16.9 sq.m.) approx.



TOTAL FLOOR AREA : 1534 sq.ft. (142.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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