

Comeytrowe Manor West







Comeytrowe Manor West,

Higher Comeytrowe, Taunton, , TA4 1EF

Taunton Town Centre 2 miles

A substantial semi-detached Grade II listed manor house, a separate detached 3 bedroom, 2 reception room cottage, landscaped gardens and ample off road parking

- Impressive Grade II listed house
- Two reception rooms
- Five bedrooms, one en-suite
- Two reception rooms and kitchen
- Council Tax band F
- Accommodation arranged over three floors
- Kitchen/breakfast room and utility
- Detached cottage - three bedrooms/two bathrooms
- Landscaped gardens and ample parking
- Freehold

Guide Price £795,000

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SITUATION

The Manor House once stood on the edge of Comeytrowe which now forms part of the most recent housing development on the South Western outskirts of Taunton, and is now surrounded by a number of new build homes which are currently under construction, whilst retaining superb southerly views towards the Blackdown Hills. The County town, Taunton is extremely convenient, only about 2 miles away, where a wide range of shopping, recreational and scholastic facilities will be found. There are local facilities available in Galmington or Trull.

Taunton enjoys excellent communication links to the rest of the country with a fast mainline rail service with links to London Paddington in under two hours, together with an M5 motorway interchange. The motorway can also be joined at Junction 26 at Wellington, being 4 miles away. The property has a wonderful balance of country living with exceptional accessibility.

DESCRIPTION

Comeytrowe Manor West is an impressive attached Grade II listed former manor house offering well proportioned accommodation arranged over three floors. There is a separate detached cottage with three bedrooms with exceptional versatility including annexe potential and multi-generational living options. Both properties retain much of their original character and are beautifully presented throughout. There are landscaped gardens and ample off road parking.

ACCOMMODATION

The accommodation includes an entrance porch with doors through to an entrance hallway with turning staircase to first floor. The sitting room centres upon an open fireplace with inset wood burning stove with windows to front and side.

There is a separate dining room with original fireplace recess and inset wood burning stove, window to side and door leading through to the kitchen which has been fitted with an attractive blue range of Shaker style wall and base units, fitted cooker, integrated dishwasher, woodburning Aga, dual aspect windows and beamed ceilings, wood effect tiled floor and archway which extends through to the utility room. The utility room has fitted cupboards and door to outside and door to downstairs wc.

On the first floor there are three bedrooms, one with en-suite bathroom and one with built-in storage.

On the second floor there are two further bedrooms, both with built-in wardrobes, and a fitted bathroom.













SEPARATE COTTAGE

The accommodation includes an entrance porch leading to the kitchen which is fitted with a range of Shaker style wall and base units, a range cooker with extractor hood over, exposed wooden floors. There is a dining room with beamed ceiling and exposed brick walling and a sitting room with beamed ceiling, dual aspect windows and fireplace with brick surround and beamed mantle and arched recesses on either side.

On the first floor are three bedrooms and two bathrooms.

OUTSIDE

There is a pillared brick entrance leading onto a concrete hardstanding which provides parking and turning for a number of vehicles and includes a gravel parking area to one side, covered pergola with patio, various timber storage sheds and path to the side garden.

There is access to a former garage which is being used as a gym with an area of courtyard to the rear and parking space which is adjacent to the cottage.

The main area of garden is laid to lawn and includes a number of mature specimen trees and shrubs and enjoys a good degree of privacy with a further seating area at the end of the garden.

The cottage is enclosed at the front by low brick wall with brick pillars leading to the entrance porch. Adjacent to the cottage is a lean-to parking area in front of the garage.

SERVICES

Mains drainage, gas, electricity, water. Heating in the main house is provided by a dual central heating system - woodburning range with back boiler + wood burning stoves. Heating in the cottage is gas + wood burning stove. There is a well on the property which is currently unused. There are Tree Preservation Orders on the two pine trees. Superfast broadband available (Ofcom), mobile signal good outdoors, variable in home (Ofcom). Please note the agents have not inspected or tested the services.

NB There are 2 residential building plots surrounding the property which are currently for sale, these properties are for full refurbishment to high specification with listings or historical interest and will share the access lane with this property.

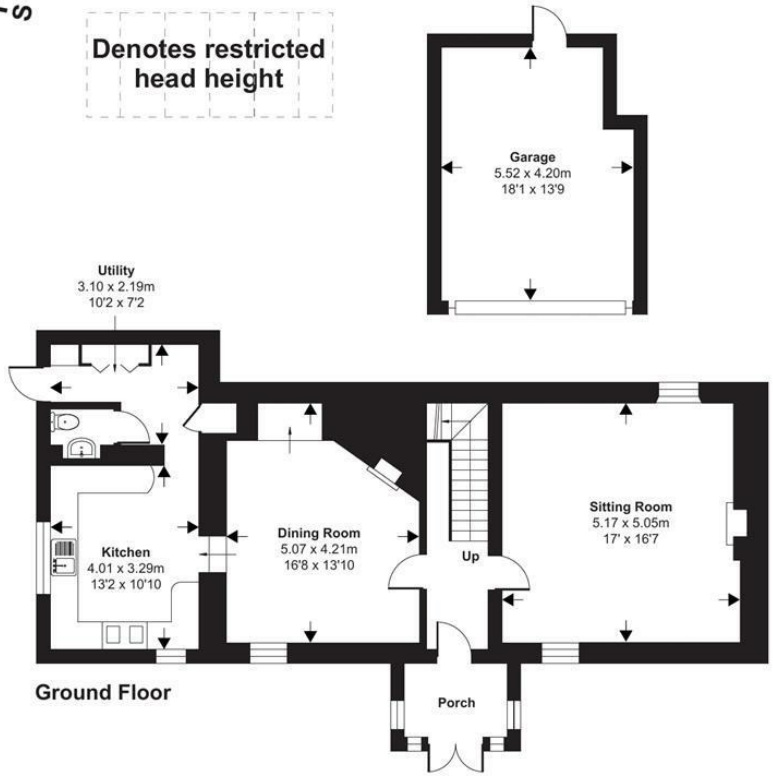
DIRECTIONS

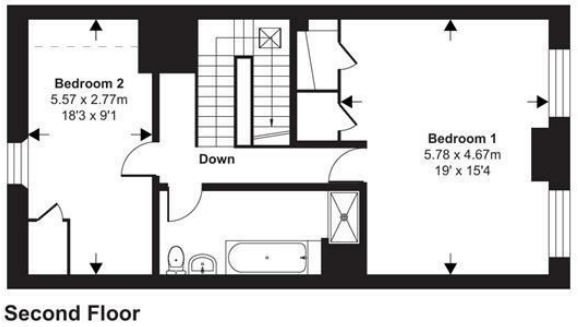
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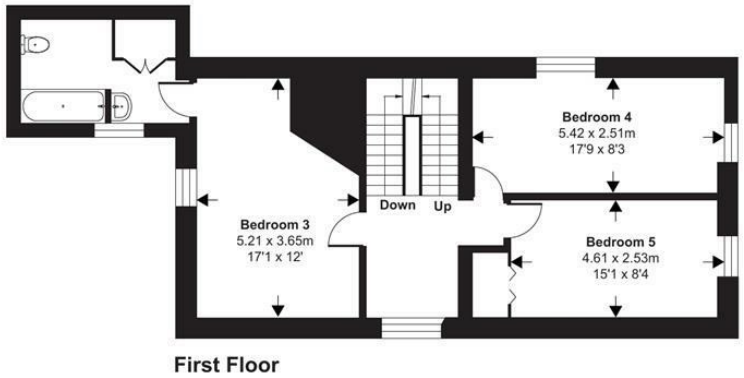
Approximate Area = 2338 sq ft / 217.2 sq m
Limited Use Area(s) = 15 sq ft / 1.3 sq m
Garage = 237 sq ft / 22 sq m
Total = 2590 sq ft / 240.5 sq m
For identification only - Not to scale



Denotes restricted head height



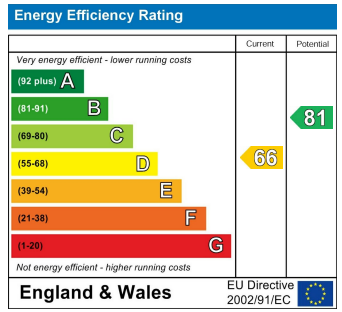




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