

Symonds
& Sampson



Manor Farm Cottage

Beercrocombe, Taunton, Somerset

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Beercrocombe
Taunton
Somerset TA3 6AJ

A roomy detached bungalow in a popular and accessible rural community with pleasant gardens and views.



- Detached bungalow in semi-rural location with views
 - Within a short drive of excellent road links
- Three good size bedrooms, accessible shower / wet room
 - Mains gas central heating
- Pleasant gardens, driveway and garage with electric door

Guide Price **£399,950**

Freehold

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THE PROPERTY

Located in pleasant spot on the edge of the village with pleasant views to the front, the bungalow occupies a good size plot with gardens to three sides and ample parking / garage to the other. It's a great position for those looking to downsize to single-level living, who want a peaceful position within reach of good road links.

ACCOMMODATION

The main entrance is to the side of the property with a UPVC double glazed door opening into the inner hall. The hallway includes a good size walk-in cloaks cupboard and a linen cupboard with radiator. Access to the loft space is via a hatch with pull down ladder, boarded for storage.

The kitchen opens through into the dining / breakfast area making a spacious open plan area for both cooking and eating. The main area of kitchen enjoys a pleasant outlook over the front garden towards the countryside views beyond. There's a handy pantry cupboard to one corner whilst the modern fitted units incorporate space for a washing machine. An extra door to the outside leads to a useful side porch. The dining / breakfast area is very much an extension of the kitchen and includes the a gas and electric range cooker with stainless steel cooker hood over. Windows to the front and side provide lots of natural light throughout the day and again make the most of the views. The sitting room is a dual aspect room with windows overlooking the side garden and French doors opening to the south-west aspect onto a pleasant paved Juliet balcony. A stone fireplace houses a multi-fuel cast iron stove to complement the gas central heating throughout. The bedrooms are located at the rear of the bungalow, with the main bedroom again enjoying a dual aspect. It also benefits from both single and double built-in wardrobes. There are two further good size bedrooms, and an accessible shower / wet room with separate WC for convenience.

OUTSIDE

To the front is a sizeable garden with mature hedging and shrubs, enjoying a good degree of privacy from the lane. There is a useful double power socket at the front of the property. To one side a driveway provides plenty of parking and access to the single garage with electric door, power and light. There is also an outside tap. The garden leads around to the rear, where there is a timber shed and log store, and raised beds to grow your own. Beyond are a greenhouse and timber summerhouse, with further gardens on the south side, leading around to the front.

SITUATION

Beercrocombe is a small village in a peaceful position c.7 miles south-east of Taunton and c.6 miles north-west of Ilminster. The village itself has a parish church St James' and shares a Village Hall with the neighbouring village of Curry Mallet just a mile away. Beercrocombe and Curry Mallet have a surprisingly diverse range of clubs and groups including Gardening Club, Classic Car Club, Short Mat Bowls and Line Dancing! The local Manor House in Curry Mallet currently provides B&B and opens three days a week for light lunches and drinks, whilst there's a whole host of popular pubs in nearby villages. There is also a village coffee shop, parish church, pre-school and Primary School whilst the nearby village of Fivehead has a "Premier" convenience store.

The village of North Curry lies 4 miles to the North of Beercrocombe where you will find a modern Health Centre with a Pharmacy and Doctors Surgery. Other amenities in the village include Post Office, general stores, pub "The Bird in the Hand" and a community café.

There are three primary schools in the area: Curry Mallett 1 mile, Hatch

Beauchamp 2 miles and North Curry 4 miles. The local stores in Ilminster are mostly centred around the market square and 15th century Minster church and have everything you need from an award-winning butchers, delicatessen, cheese and dairy shop, homewares, antiques stores, boutiques and gift shops. There is also a town centre Tesco store with free parking. There are plenty of places to eat too, including pubs, cafes, restaurants and take-aways. Should you need to go further afield it benefits from superb road links via the A303 and A358. The Berrys Superfast bus service leaves from the town centre to London twice daily. The county town of Taunton offers a wider range of recreational and commercial facilities and a mainline station to London Paddington, Bath and Bristol.

DIRECTIONS

What3words////////cherubs.crispier.boomed

SERVICES

Mains electricity, gas, water and drainage are connected.

Superfast broadband is available. There is mobile coverage in the area, please refer to Ofcom's website for more details.

MATERIAL INFORMATION

Somerset Council Tax Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			
90-100	A		
80-89	B		
70-79	C		
60-69	D		
50-59	E		
40-49	F		
30-39	G		
20-29	H		
10-19	I		
0-9	J		
Very energy inefficient - highest running costs			
England & Wales		EU Directive 2002/91/EC	

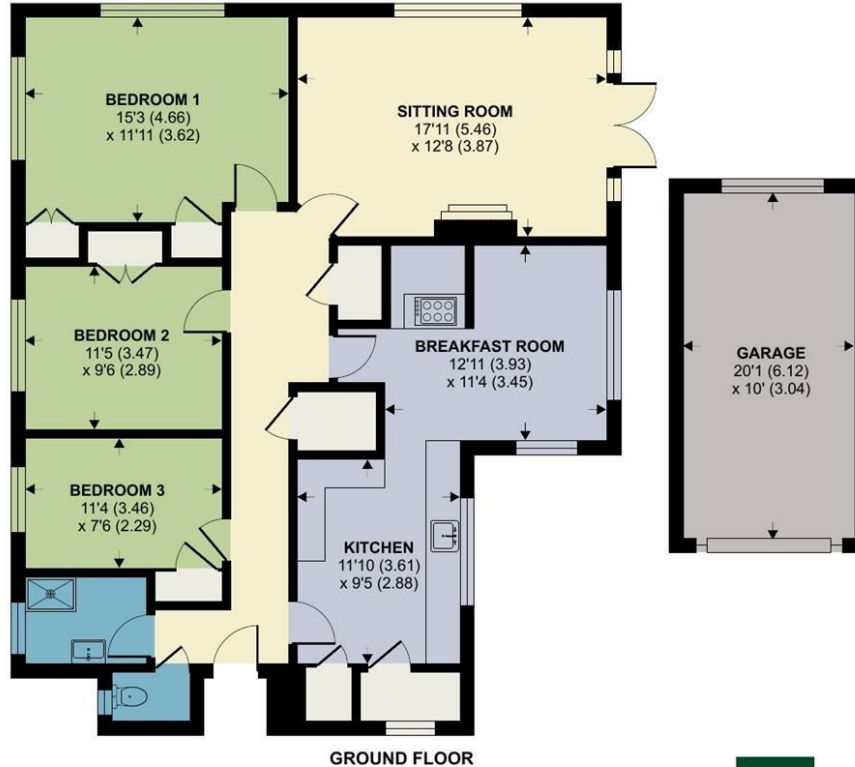
Beercrocombe, Taunton

Approximate Area = 1196 sq ft / 111.1 sq m

Garage = 200 sq ft / 18.5 sq m

Total = 1396 sq ft / 129.6 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1326203



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