



Mansfield House



Mansfield House

Hillfarrance, Taunton, Somerset, TA4 1AW

Taunton Town Centre 5.5 miles

Charming Modern Home In Idyllic Village

- Uniquely Designed Village House
- Garden Room
- Galleried Landing
- Beautifully Landscaped Gardens
- Council Tax band E
- Panoramic Views To The Quantock Hills
- Modern Kitchen & Dining Room
- Motivated vendors
- Ample Parking & Garage
- Freehold

Guide Price £450,000

SITUATION

Set within the picturesque Somerset village of Hillfarrance, Mansfield House enjoys a peaceful rural setting with a friendly community, popular Anchor Inn, and nearby amenities in Bradford-on-Tone and Oake. Oake Manor Golf Club is close by, while Taunton is just 12 minutes away, providing mainline rail links and easy access to the M5.

ACCOMMODATION

Built in 2001 on the footprint of former Victorian cottages, the property blends traditional detailing with contemporary living. The entrance hall with solid oak flooring leads to a dual-aspect sitting room with inset gas fire and an adjoining insulated sunroom overlooking the garden. The modern kitchen includes integrated Neff appliances, while the separate dining room offers an ideal space for everyday use or entertaining.



Upstairs, a striking galleried landing leads to the principal bedroom suite with Juliet balcony, fitted wardrobe and stylish en-suite with vaulted ceiling and countryside views. There are two further bedrooms—one a generous double overlooking the village green—and a well-appointed family bathroom. A fully boarded, insulated loft provides excellent additional storage.

OUTSIDE

Approached via a charming feature bridge, the property offers landscaped gardens, ample parking, a garage, potting shed and drying room, all with power. A summer house and sheltered seating areas enjoy lovely rear outlooks, with the garden designed for low maintenance.

SERVICES

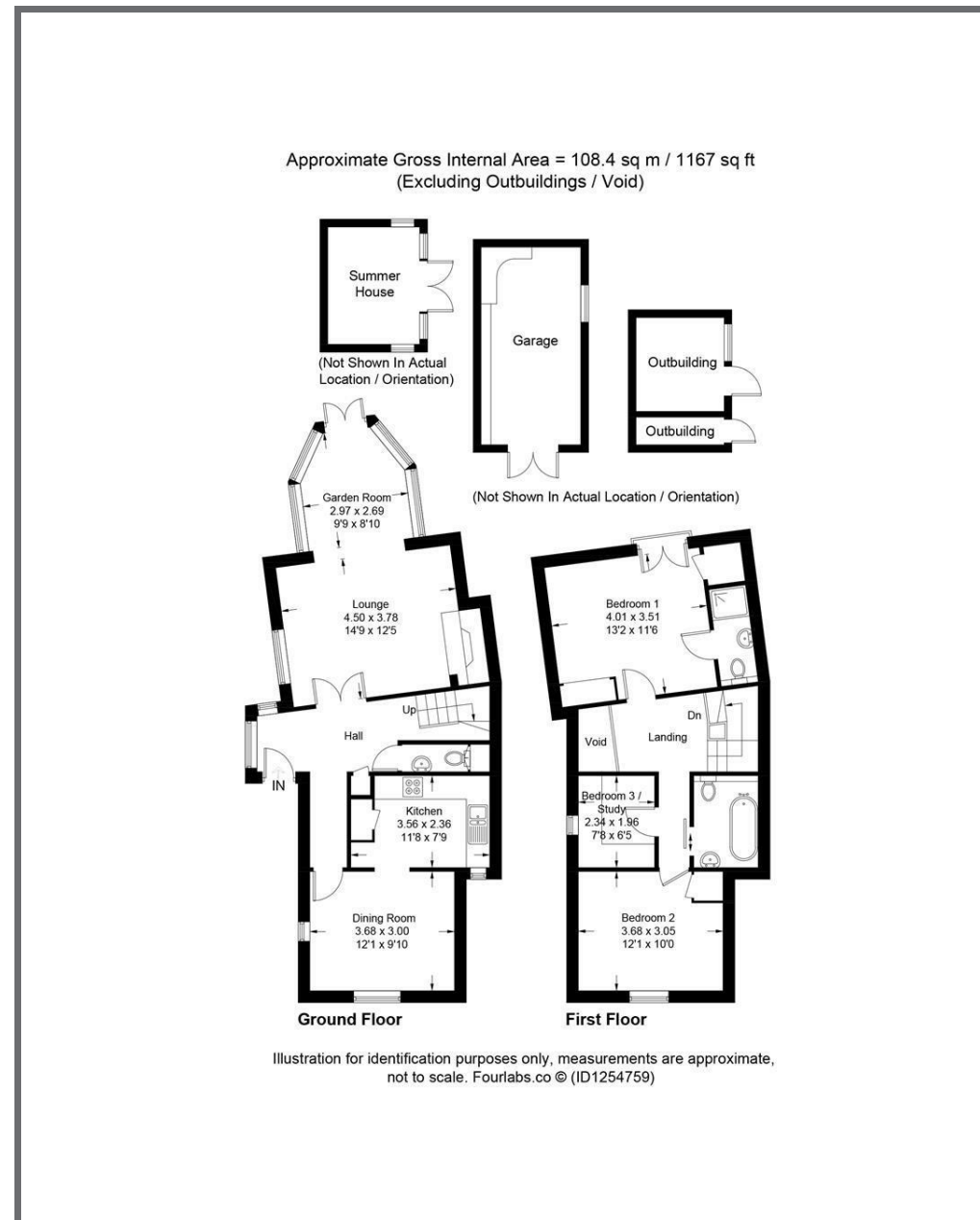
Mains drainage, gas, electricity, water. Gas central heating and fireplace. Superfast broadband available (Ofcom), Mobile signal good outdoor with Vodafone, variable with other providers (Ofcom). Please note the agents have not inspected or tested the services.

DIRECTIONS

On entering the village of Hillfarrance from Bradford on Tone continue pass the pub on the right hand side and bear left at the village green - the entrance to the property can be found on the left hand side.



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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(122 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	80
England & Wales		EU Directive 2002/91/EC	