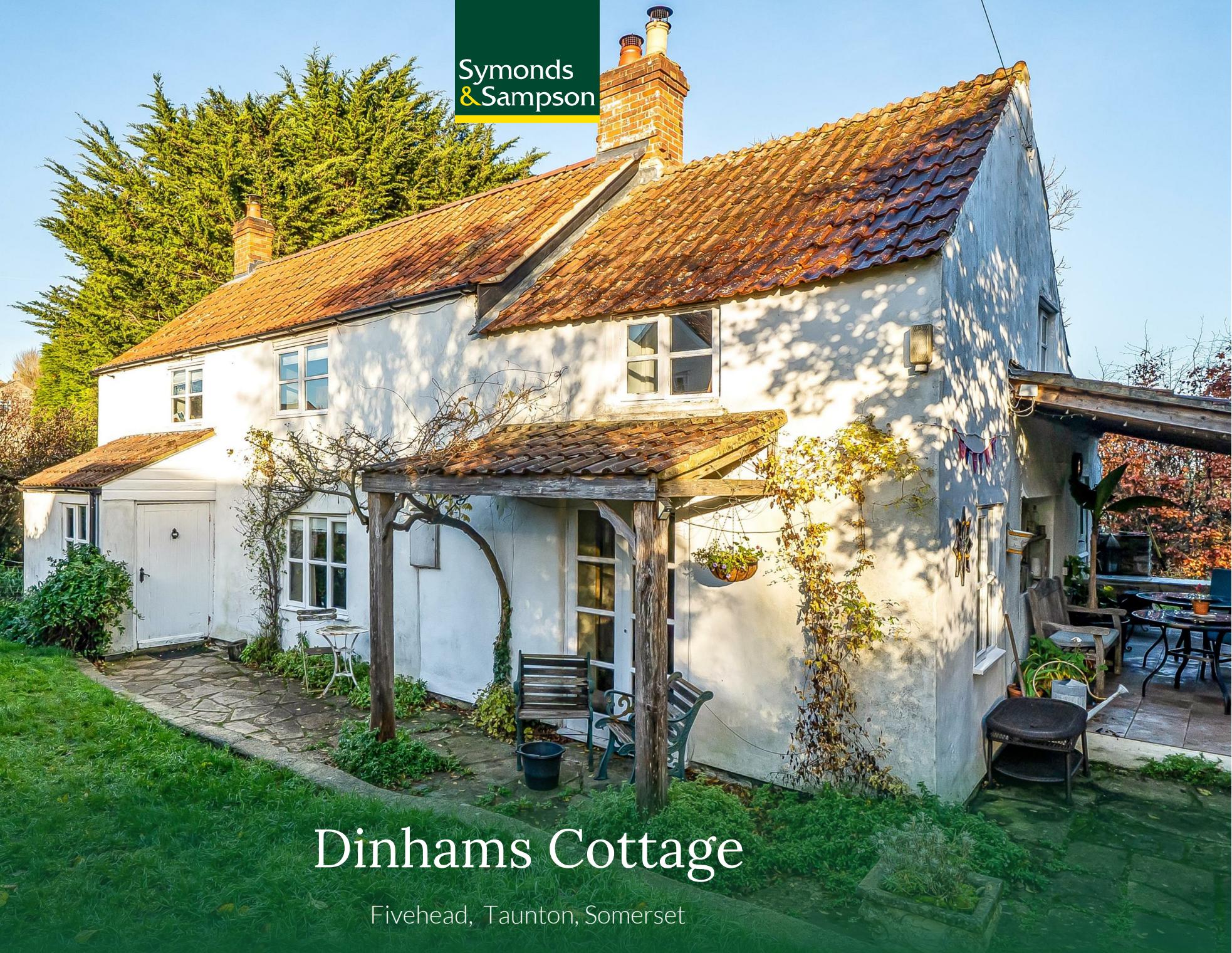


Symonds
& Sampson



Dinham's Cottage

Fivehead, Taunton, Somerset

Dinham's Cottage

Fivehead
Taunton
Somerset TA3 6PQ

Whether you have a dependant relative or need space for hobbies, this extended detached cottage set in over a quarter of an acre not only offers spacious and characterful accommodation inside, but also detached studio annexe too.



- Detached character cottage set in just over a quarter of an acre
 - Lovely position in attractive village setting
- Four spacious bedrooms including master with en suite
 - Private gardens surrounding
 - Former garage / studio annexe
 - Ample driveway parking

Guide Price £650,000

Freehold

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THE PROPERTY

Substantially extended, this cottage now offers a generous and practical layout ideal for modern family life, while still preserving much of its original charm. With flexible space suitable for home working or multi-generational living, it also presents opportunities for income generation, subject to the required consents. Set in a tucked-away, private location beside the parish church, it's a quintessential character home in a delightful setting.

ACCOMMODATION

A front porch with quarry tiled floor is the perfect spot to perch and take off your coats and shoes. A stable door leads through into a large and welcoming open plan kitchen / dining space with lovely snug area by the beautiful original inglenook fireplace still with its feature bread oven (not in use). It's a lovely sociable space with plenty of room for a sofa and comfy chairs, as well as the largest of farmhouse dining tables. A real area where the whole family can socialise and come together. The bespoke solid kitchen units feature both solid wood and granite worktops with a ceramic butler sink for period authenticity and a range of clever storage including bespoke shelving and basket storage. The oil fired Rayburn gives a real "heart of the home" feel and provides both cooking facilities and the heating / hot water provision. To the rear, the lobby leads through into the spacious utility room which acts as an extension to the kitchen with space for extra appliances and storage including your dishwasher, washing machine, fridge freezer and recycling. There is also an adjoining WC. Beyond is a designated home office / study space with scope to add an additional window now that the property owns the garden behind. A further walk-in storage area provides a useful extra space but could also be connected through to the sitting room should you prefer to do so. The sitting room spans the southern side of the cottage and was formerly two rooms, and therefore it's a particularly good size with a multi-fuel stove for a cosy glow. A stable door leads out onto the veranda.

On the first floor the older and newer sections of the cottage blend seamlessly to create four spacious bedrooms each with their own character and pleasant outlooks. The master bedroom includes fitted storage and an en suite shower room, whilst a more recently renovated family bathroom offers a stylish walk in shower area, freestanding bath and bespoke vanity wash hand basin set in a period wash stand.





OUTSIDE

The property sits within its own private, cottage-style gardens, featuring a blend of lawns, mature shrubs and trees, winding pathways, and areas of crazy paving bordered by old stone walls. One of these walls forms the boundary with the parish church, creating an especially charming outlook.

On the south side of the cottage, a delightful veranda offers welcome shade during the summer and sheltered outdoor space in the cooler months. With its tiled flooring, it provides a practical area for dining or entertaining outdoors.

For those who enjoy growing their own produce, the raised beds

will be a real asset, and to the front of the cottage there is also a small wildlife pond adding to the garden's natural appeal.

Adjoining the road is a substantial driveway providing off road parking and access to the former garage which has since been converted into a useful detached studio annexe. Some of the former garage remains on the ground floor providing useful storage space for bikes and outdoor gear, whilst the rear and first floor space has been converted to create the annexe. Whether you require a space for an older teenager still living at home, work from home or have an eye for income potential, this is really a very useful and potentially multi-functional space. It consists of a ground floor kitchen and shower room, with first floor bed / sitting room all served by an independent LPG gas boiler.

SITUATION

Fivehead is a charming village and civil parish in the county of Somerset, situated about 8-9 miles east of Taunton in South West England. It lies along the gentle landscape of the Fivehead River on a ridge overlooking the Somerset Levels and the Vale of Isles, offering scenic views of classic English countryside. Fivehead retains a distinctly rural and community-focused character. Historically, the village was rooted in agriculture, and although many residents now commute to nearby towns for work or schooling, a strong sense of local community remains central to village life. The village hall has various activities including pilates and short mat bowls, whilst The Crown Inn pub, and church help preserve a traditional village atmosphere. The Stable Community



Cafe is a real asset to the village and a great hub for meeting friends and family. The surrounding countryside is equally notable, with protected natural areas such as Fivehead Woods and Meadow and wildflower-rich arable fields, which are designated Sites of Special Scientific Interest and prized for varied wildlife and flora. It is conveniently located within a short drive of excellent road links, including the A378 towards Curry Rivel and Langport (both of which have good local facilities) and the A358 to Taunton and Ilminster (connecting with the A303 and M5).

DIRECTIONS

What3words:///armrest.seagulls.asked

The driveway to the property lies adjacent to the parish church, to the north side. Walk through the garden gate by the garage / studio annexe to reach the front door.

SERVICES

Mains electricity, water and drainage are connected. Oil fired Rayburn also providing hot water and central heating. Separate LPG gas boiler for annexe / studio space.

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

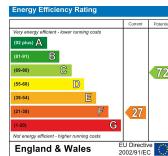
MATERIAL INFORMATION

Somerset Council Tax Band D



Remedial works were carried out by the insurance company over 20 years ago, following the removal of a tree in the garden, with certification provided. Please ask the office if you have any questions.

For local search purposes please note an additional area of garden was purchased and is registered under a separate title number which the office is happy to provide.

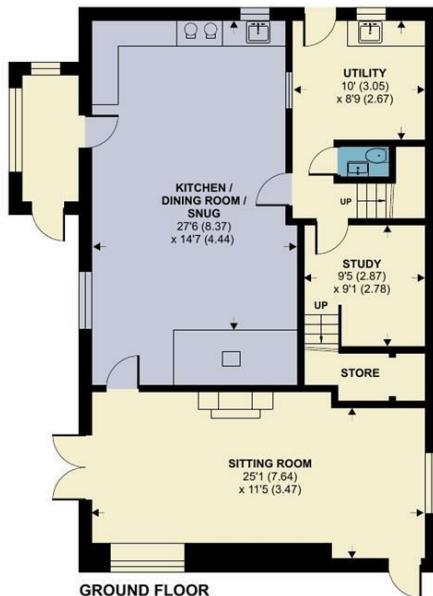


Fivehead, Taunton

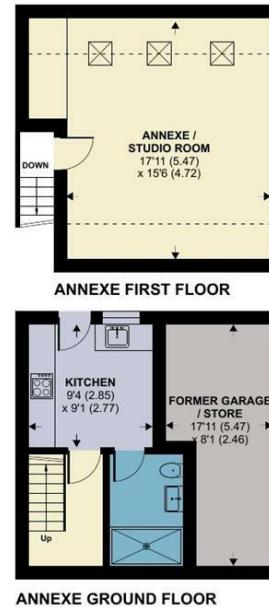
Approximate Area = 1916 sq ft / 178 sq m
Limited Use Area(s) = 220 sq ft / 20.4 sq m

Annexe = 389 sq ft / 36.1 sq m
Garage = 125 sq ft / 11.6 sq m
Total = 2650 sq ft / 246.1 sq m

For identification only - Not to scale



Denotes restricted head height



ANNEXE GROUND FLOOR



ILM/AJW/111225



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