



The Cottage

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Meare Green, Stoke St. Gregory, Taunton, TA3 6HY

Taunton 10 Miles, Langport 6.5 Miles

A unique and stunning detached cottage, superbly renovated and extended, with gardens, wonderful views, a detached double garage, and parking.

- Spacious period cottage
- Fitted kitchen/dining/family room
- Separate utility & WC
- 3 further bedrooms and bathroom
- Council Tax band D
- Living room with gas fire
- Reception hall with fireplace
- Master suite with balcony
- Landscaped gardens, garage and parking
- Freehold

Guide Price £625,000

SITUATION

The property is situated on the edge of the popular village of Stoke St. Gregory which lies close to the edge of the Somerset Levels. The local amenities include a community village shop and pub, primary school, church and village hall. North Curry lies approximately three miles away with a more extensive range of facilities.

The County town of Taunton is ten miles away and offers an extensive range of shopping, education, sporting and cultural facilities along with access to the M5 motorway at junction 25. There is also a mainline railway link.

DESCRIPTION

The cottage has been professionally renovated and extended to a particularly high standard and the cottage retains much of its original character and charm. The cottage has an attractive façade with rendered elevations under a new roof and footings with double glazed windows throughout, landscaped gardens, garaging and parking with views over the surrounding countryside.



ACCOMMODATION

The well proportioned accommodation is arranged over two floors and includes a pitch tiled stone entrance porch with a door leading through to the reception hall and engineered wood floor that extends throughout the entrance hall and lounge. There is an exposed brick open fireplace and an exposed feature well in one corner with glass cover and lighting. Doors lead to the lounge. The living room has double aspect windows, exposed beamed ceiling and open inglenook fireplace with an exposed beam over, brick surround and inset gas burning stove on slate hearth.

The kitchen/dining/family room includes a recently fitted kitchen with base units and a range of integrated appliances. There is a built in double oven with microwave, fridge, freezer, dishwasher and extensive island unit with ample storage, induction hob with an extractor hood over. The floor has a wooden effect tiled floor, window to front and sliding doors opening onto a patio, ideal for eating out, that enjoys wonderful views over the neighbouring fields.

On the first floor there are four good size bedrooms. The master bedroom has an en-suite shower, walk in wardrobe and double doors opening out onto a balcony, which enjoys lovely views over surrounding countryside and includes a contemporary glass balustrade. There are three further bedrooms and a family bathroom with modern suite including double ended bath and shower.

OUTSIDE

There is a gravel entrance with driveway and turning area that provides parking for a number of vehicles. There is also access to a timber framed identical double garage with powered roller shutters. There is a log cabin/workshop/study with power adjacent to the garage. The garden are to the front and are beautifully landscaped in a cottage style with herbaceous borders, hedging and the main area laid to lawn. The private terrace situated off the kitchen/family room looks out over the surrounding countryside.

SERVICES

Mains drainage, electricity, water. LPG gas (in ground) for central heating and living room fire. Superfast broadband available (Ofcom), mobile signal likely available indoors (Ofcom). Please note the agents have not inspected or tested the services.



DIRECTIONS

From Taunton proceed through North Curry and follow the road passing the Coates Willow Visitor Centre where The Cottage can be identified on the left hand side by a Stags "For Sale" board.



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.

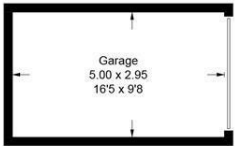


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	61	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

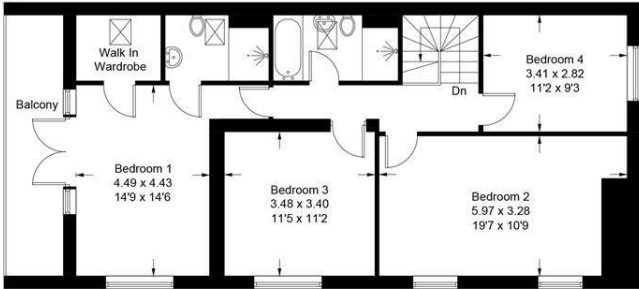
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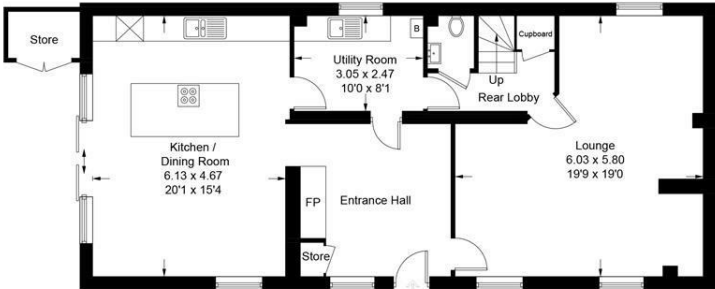
Approximate Gross Internal Area = 190.5 sq m / 2051 sq ft



(Not Shown In Actual Location / Orientation)



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1251066)