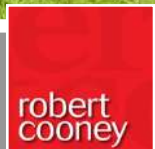




Spinney Hill Cutsey, Taunton TA3 7NY





Spinney Hill is a charming, detached country house, extended and thoughtfully improved to provide well-proportioned and versatile accommodation arranged over two floors. Constructed of a mix of stone and rendered elevations beneath a pitched slate roof, the property enjoys a private setting, approached via its own driveway with ample off-road parking and access to a double garage. The house sits centrally within gardens and grounds of approximately 1.75 acres, offering both privacy and an attractive outlook.





## Features

- Entrance Hall
- Living Room with woodburner
- Snug with inglenook fireplace and woodburner
- Fitted Kitchen / Dining Room with Belfast sink, four oven Aga and door to garden
- Utility Room with door to garden
- Study
- Cloakroom
- Master Bedroom with Ensuite Bathroom and Velux window
- Bedroom 3 with Velux windows and Ensuite Shower Room
- 3 further Bedrooms
- Family Bathroom
- Established gardens and grounds extending to 1.75 Acre with superb views over surrounding countryside
- Double Garage / Workshop with wash basin and ample driveway parking
- Games Room
- Pool Room
- Oil central heating
- Double glazing
- Owned solar panels generating electricity to cover house usage and 2 electric cars
- Council tax band D
- What3words:  
[///paramedic.grow.feasts](https://www.what3words.com/?w3=paramedic.grow.feasts)







Spinney Hill is located in Cutesy, a rural hamlet within 2.2 miles of the village of Trull and within 3.8 miles of the centre of Taunton, the County Town of Somerset.

Trull provides excellent amenities including parish church, thriving shop, post office, garage, tennis club, primary school and a regular shuttle bus service to Taunton town centre.

Taunton is a bustling, forward-looking town with excellent amenities, a good selection of independent and high street shops, distinctive restaurants, cafés, a wealth of history and sporting facilities including the County Cricket Ground.

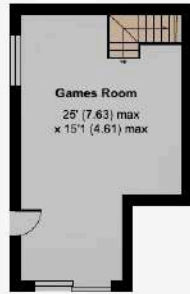
Travel connections are convenient with the main line station for trains to London Paddington in less than 2 hours and excellent road links for the M5 motorway at Junction 25, situated to the East and Wellington at Junction 26.



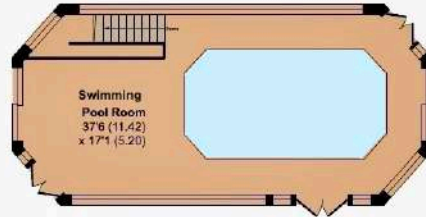
# Spinney Hill, Cutsey, Trull, Taunton, TA3 7NY

Approximate Area = 2284 sq ft / 212.1 sq m  
 Garage = 426 sq ft / 39.5 sq m  
 Outbuildings = 932 sq ft / 86.5 sq m  
 Total = 3642 sq ft / 338.1 sq m

For identification only - Not to scale



OUTBUILDING - LOWER GROUND FLOOR



OUTBUILDING - GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



Viewing strictly through the selling agents:

**Robert Cooney**

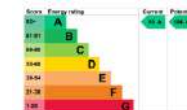
Corporation Street, Taunton,  
 Somerset TA1 4AW

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncheocom 2025. Produced for Robert Cooney. REF: 1434603



For clarification, we wish to inform prospective purchasers that: these particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute, nor constitute part of, an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given without responsibility and any intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; no person in the employment of Robert Cooney has any authority to make or give any representation or warranty whatever in relation to this property; we have not carried out a detailed survey nor tested the services, appliances and specific fittings.

**robert  
 cooney**

