Minster Edge

STAGS

Minster Edge

Pitminster, Taunton, Somerset, TA3 7AT

Taunton Town Centre 4 miles

A substantial, superbly extended detached house situated in an enviable location overlooking fields with gardens, pool, double garage and plenty of parking. A paddock and yard extending to 1.15 acres is available by separate negotiation.

- Extended, detached family home
- Guest suite with own facilities
- Open plan kitchen/breakfast room
- Outbuilding, gym and store
- Paddock and yard available by separate negotiation
- Superbly presented throughout
- Four bedrooms, three en-suite
- Garage with office/study over
- Covered bar and heated outdoor pool
- Council Tax band F, Freehold

Guide Price £800,000

SITUATION

Pitminster is regarded as a highly favoured village lying only 3 or 4 miles to the south of the County Town of Taunton and benefitting from no through traffic. It lies within attractive countryside between Taunton and the Blackdown Hills to the south which are designated as An Area of Outstanding Natural Beauty and where a number of excellent footpaths will be found. The village itself has a pub whilst more extensive facilities are available in the village of Trull about 2 miles away including primary school, post office and general store and news agents.

Taunton is readily accessible only a few miles to the north where a wide range of shopping recreational and scholastic facilities will be found, together with the M5 interchange and rail link to London Paddington.

DESCRIPTION

Minster Edge is a superbly presented detached house which has been substantially extended over recent years and now provides versatile living accommodation arranged over two floors. There are hard landscaped gardens laid to terrace with outdoor pool, bar, store, gym and superb views over surrounding countryside.

Adjoining the house is a separate paddock and commercial yard, the whole extending to approximately 1.15 acres.

SEPARATE PADDOCK AND YARD

From the parking area there is a gateway which provides access to a paddock with its own entrance which is laid to grass and beyond which is a separate yard which has been used for many years for building supplies storage having its own separate entrance. Both these lots are available by separate negotiation if desired.

ACCOMMODATION

The accommodation includes an open plan kitchen/breakfast/family room which include a range of fitted wall and base units with built in double oven with an additional micro/combi oven, island unit with induction hob and extractor over, space for American style fridge/freezer and window to the side and sliding doors opening out onto the rear terrace and pool. The sitting room has a freestanding wood burning stove in one corner, tiled floor and bi-fold doors opening onto a lean-to conservatory which has double doors opening out onto the rear terrace and enjoys wonderful views over the surrounding countryside.

There is a suite with independent living facilities in a self-contained annex style, within the property, ideal for multi-generational living, which has an open plan sitting/dining room with built in storage cupboards to one side and double doors opening out onto an enclosed side garden. There is also a separate kitchen with a range of matching wall and base units, tiled floor, cooker, hob and extractor, sink and range of fitted units. A door leads through to a ground floor bedroom with en-suite shower.

On the first floor there are three good sized bedrooms. The master bedroom has deep Velux windows with built in dormer units, built in wardrobes and door to en-suite shower which is fitted with a modern, contemporary suite incorporating a sink, wc and wet room shower. The second and third bedrooms are also of a good size, one having an en-suite shower, there is a fourth, smaller bedroom, and a family bathroom with washbasin, wc and bath with shower over.

From the kitchen a door leads through to an inner lobby with stairs leading to an attic room above the garage which serves as a useful study/office. The garage has an electrically operated up and over door.

OUTSIDE

To the front of the property there is a substantial paved and concrete driveway which provides parking for a number of vehicles and is enclosed by low stone walling. There is access along the front past the garage leading to an enclosed front garden which is laid to patio. A pedestrian gate leads to the rear garden where there is a storage room, bar area covered with a pitched tiled roof. There is a heated swimming pool, paved terrace, area of decking and access to gym/store and the gardens enjoy superb views over surrounding fields and countryside.

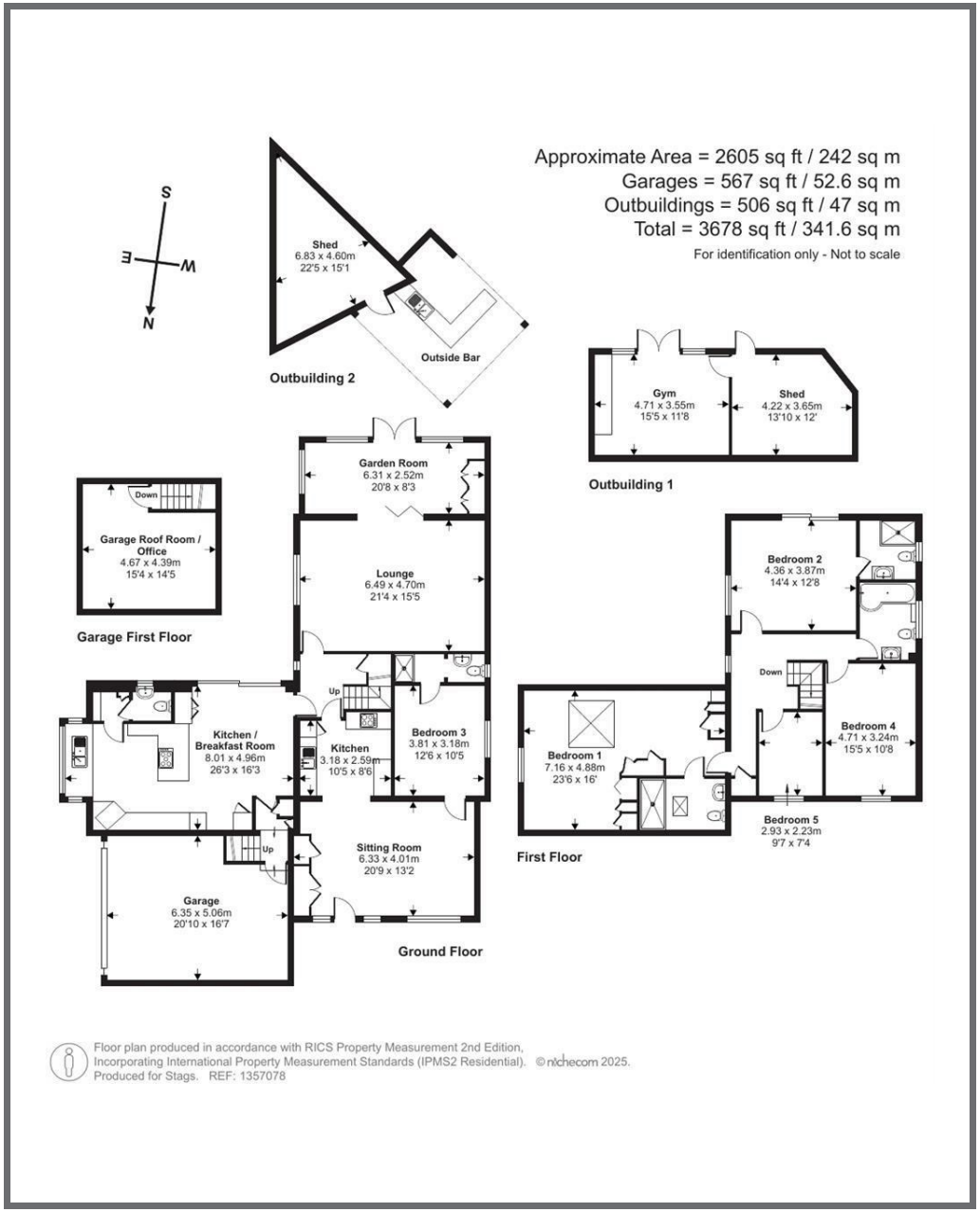
SERVICES

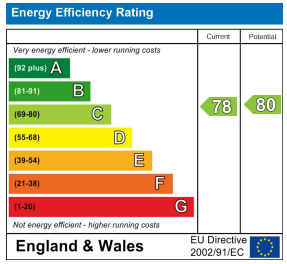
Mains drainage, electricity, water. LPG gas central heating - part electric underfloor heating. Electric car charging point. The swimming pool is heated with an Air Source Heat Pump. Estimated broadband speeds - Download speed between 150Mbps and 150Mbps, Upload speed between 30Mbps and 30Mbps (BT). Mobile availability likely (Ofcom). Please note the agents have not inspected or tested the services.

DIRECTIONS

On the first visit the direct route would be to proceed out of the town along East Street bearing right at the traffic lights into Hurdle way and the next left into Silver Street and continue into South Road passing by Kings College and the Richard Huish College. Continue south and pass over the motorway bridge and continue past the racecourse and into the village of Corfe. After a short distance turn right beside the village pub signposted for Pitminster. Continue on this road for a while and into the village, take the turning on your right into Poundisford Road and the property will be found a short distance down on the right 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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