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Slades Cross



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## Detached Cottage With Just Under An Acre Of Gardens And Countryside Views

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- Recently Rethatched
- Detached Cottage
- Inglenook Fireplace
- Approx. 0.9 Acres
- Three Double Bedrooms
- Double & Single Garage
- Driveway Parking
- Freehold
- Council Tax Band E

Guide Price £575,000

### SITUATION

Within walking distance of the popular village of Combe St Nicholas, located close to the Blackdown Hills AONB, with a good range of amenities including a shop, post office, pub, school and church. Chard offers further facilities and is served by a regular bus service, whilst the market town of Ilminster lies some 3 miles away and Taunton (12 miles) provides extensive amenities, M5 access and rail links to London. The Jurassic Coast at Lyme Regis is approximately 16 miles distant.

### ACCOMMODATION

This appealing detached period cottage offers a wealth of character features, with the façade lime rendered and having been re-thatched in the past year. A welcoming approach leads to French doors into a useful garden room extension, providing space for utilities and finished with tiled flooring, which continues into the fitted kitchen. The kitchen is well appointed with a range of wall and base units, electric hob with extractor over, oven, and space for a washing machine, dishwasher and fridge/freezer. The dining room is of a generous size with a feature fireplace and complemented by a charming front porch and staircase rising to the first floor. The sitting room is an attractive dual-aspect space, filled with natural light and showcasing exposed beams together with an impressive inglenook fireplace with wood-burning stove. From here, stairs lead to the second bedroom, a comfortable double enjoying fine countryside views and benefiting from an en suite bathroom. Further stairs from the dining room rise to two additional double bedrooms, both enjoying lovely outlooks over the gardens, together with a family bathroom.

### OUTSIDE

The property is set within just under an acre of beautiful gardens, extending down

towards the crossroads and rising to the top of the hill. To the side of the cottage is a private and well-stocked 'gardener's garden', predominantly laid to lawn and interspersed with patio and seating areas. A raised decked terrace lies to the front of a timber home office with power, light and phone/internet connected, an ideal space for entertaining or simply admiring the garden. A level lawn, enclosed by mature hedging, proceeds to a gently sloping section leading to the upper reaches of the garden.

Further up the lane is a separate gated plot of garden planted with fruit trees and shrubs, previously used for keeping chickens, and enjoying views across the valley. To the front and side, the grounds continue down to a double garage and a separate single garage, with a productive vegetable garden beyond. Adjacent from the property just up the lane there is a useful footpath which leads directly to the village and its amenities.

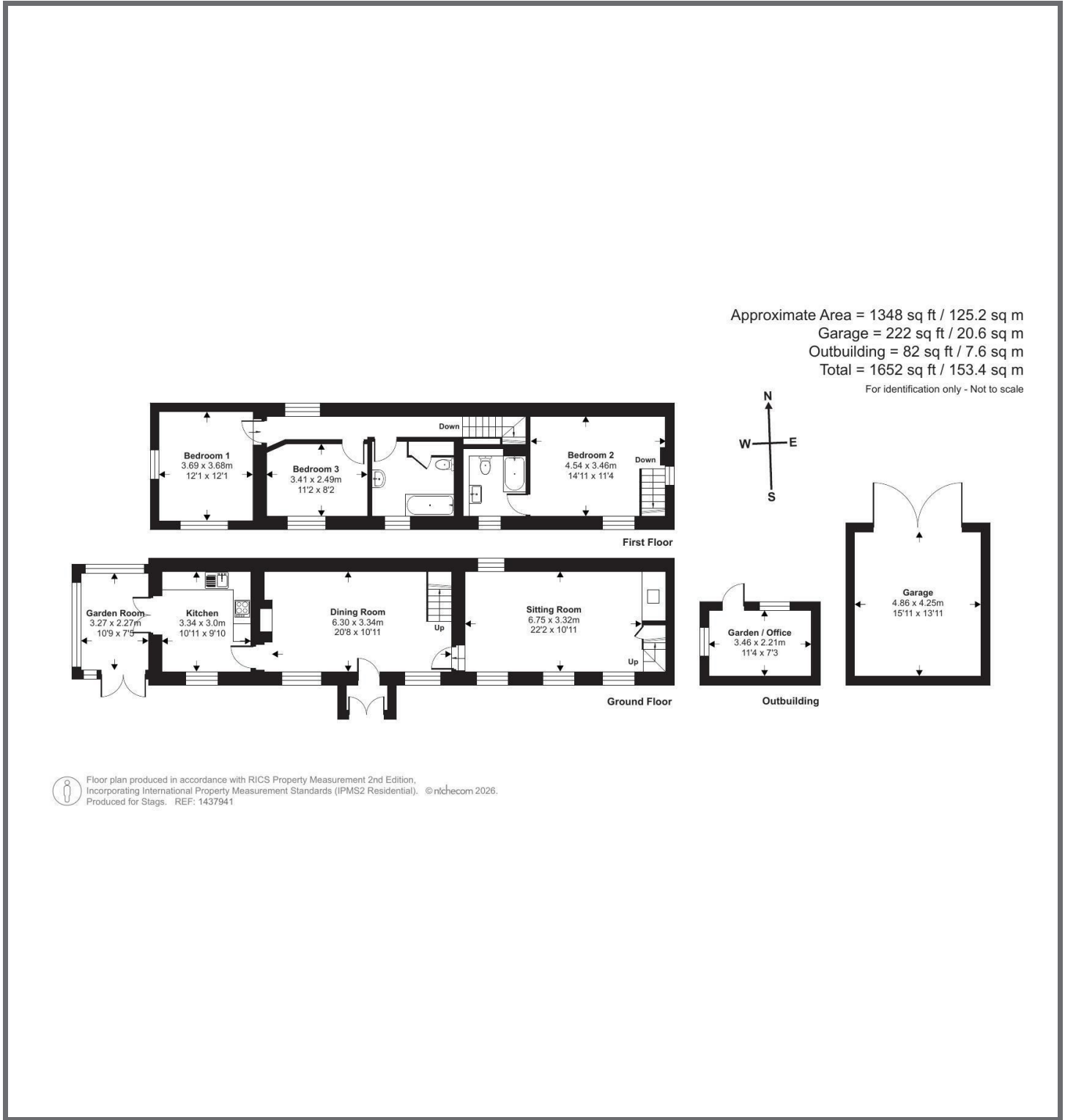
### SERVICES

Mains water and electric. Oil fired central heating with double banded oil tank. Private drainage - Septic tank untested, last emptied January 2026. Mobile signal good outdoors and in-home with most major networks. Standard and ultrafast broadband available with Openreach (information via Ofcom). Please note the agents have not inspected or tested the services.

### DIRECTIONS

What3words: ///radiates.otters.leader





Approximate Area = 1348 sq ft / 125.2 sq m  
 Garage = 222 sq ft / 20.6 sq m  
 Outbuilding = 82 sq ft / 7.6 sq m  
 Total = 1652 sq ft / 153.4 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1437941

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Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B	(69-88) C	(55-77) D
(75-88) E	(49-68) F	(13-48) G	
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		67	39

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