



Clover Cottage







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Churchstanton, Taunton, Somerset, TA3 7DP

An Elegant Detached Barn Conversion With Beautifully Landscaped Private Gardens And Set Within The Blackdown Hills (AONB)

- Detached Barn Conversion
- Spacious Open Plan Layout
- Beautiful Private Gardens
- Accessible To M5
- Freehold
- Four Double Bedrooms
- Double Garage & Barn
- Ample Driveway Parking
- Close To Vibrant Village Community
- Council Tax Band E

Guide Price £700,000

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SITUATION

Situated in the Blackdown Hills and despite its rural setting, the property is far from isolated and benefits from excellent accessibility. Junction 26 of the M5 motorway lies approximately 4.5 miles to the north, whilst the towns of Wellington and Taunton are both within easy reach, providing an extensive range of shopping, educational and recreational facilities, together with mainline rail links.

There are well-regarded primary schools in the nearby villages of Churchstanton and Hemyock, and the property falls within the catchment for the highly regarded Uffculme School as well as close to the prestigious Wellington School, Taunton School and Queens College. The village of Churchinford, approximately 3 miles to the south, offers a thriving community with a range of amenities including an award-winning public house, village shop with café, post office and active community groups. The surrounding countryside is particularly attractive and offers superb walking and riding opportunities via an extensive network of footpaths and bridleways.

DESCRIPTION

Set within delightful gardens of approximately one third of an acre, this attractive and well-appointed single storey converted milking parlour offers light, spacious accommodation with a particularly appealing connection to its surroundings.

ACCOMMODATION

A welcoming entrance hall leads through to a generous open-plan dining and reception area, enjoying delightful views over the gardens. Double French doors open directly onto an attractive patio, creating an ideal space for entertaining and al fresco dining. The sitting room is further enhanced by a substantial wood-burning stove, providing a warm and inviting focal point. The kitchen is fitted with a range of solid oak wall and base units with quartz worktops and is well equipped with Neff double ovens incorporating a steamer, a gas hob with extractor over, and space for appliances including a dishwasher, fridge and French doors open to the rear. A separate utility room offers further space for a fridge freezer, washing machine and tumble dryer, together with a Belfast sink and access to the garden. There is a sizeable airing cupboard and the additional cloakroom.

The property provides four double bedrooms. Three of which enjoy pleasant views over the gardens with the principal bedroom benefitting from a stylishly refitted en-suite shower room and French doors opening onto a terrace with steps leading down to the garden. A family bathroom, also recently refitted to a high standard, serves the remaining bedrooms.





OUTSIDE

The gardens are a notable feature of the property, wrapping around the front and enjoying a high degree of privacy. A charming spring-fed stream cascades through the grounds, forming a pond and creating a tranquil setting that attracts an abundance of wildlife. This feature separates a large area of level lawn from the upper garden, which is planted with a variety of mature trees, shrubs and wildflowers. In addition, there is a productive vegetable garden and potting area, together with a substantial garden shed. The patio provides a central focal point from which to appreciate the surrounding landscape.

Located opposite the property, a large gravelled driveway provides ample parking for a number of vehicles and gives access to a double timber garage and adjoining barn. The barn, with an approximate internal height of 15 feet, is ideal for the storage of a motorhome or similar, and both buildings benefit from light, power and water. A useful wood store is situated to one end.

SERVICES

Utilities: Mains electricity. Private water (with filtration system). LPG bottle for gas hob.
Drainage: Sewage treatment plant (There is use of a sewage treatment plant which is shared by three properties and located in a neighbouring property. The apportioned annual costs of maintaining the shared sewage treatment plant located on the neighbour's property is approximately £250 per annum).

Heating: Oil fired central heating with a new double banded oil tank installed in 2023.

Mobile signal poor to none outdoor. Standard and ultrafast broadband available (information via Ofcom).

Please note the agents have not inspected or tested the services.

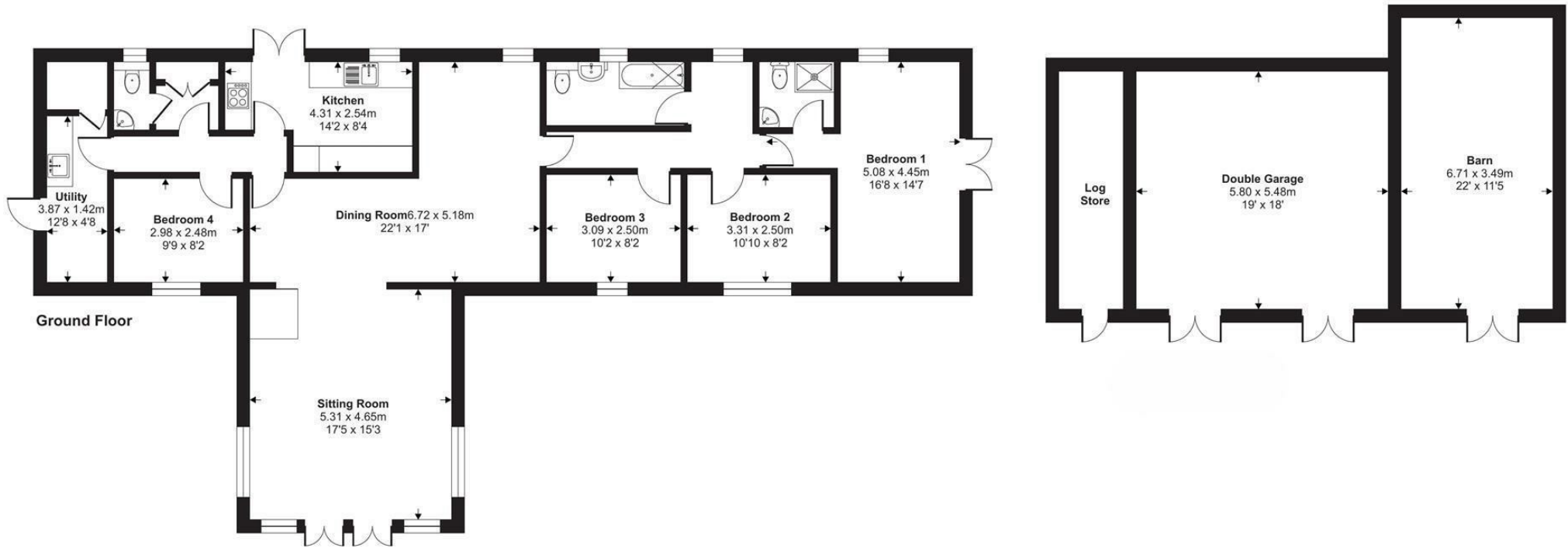
DIRECTIONS

What3words: ///informed.ramps.earphones



Approximate Area = 1422 sq ft / 132.1 sq m
 Garage & Outbuildings = 594 sq ft / 55.1 sq m (excludes log store)
 Total = 2016 sq ft / 187.2 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). © n'ichecom 2026. Produced for Stags. REF: 1472322



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		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



