3 Butts Cottages

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Milverton, Taunton, TA4 1LY

A charming period cottage enjoying characterful accommodation, generous gardens and a delightful village setting.

- Charming Two-Bedroom Cottage
- Character features
- Generous Wrap-Around Garden
- Desirable Village Location
- Council Tax Band C
- Sitting room With Wood-Burning Stove
- Kitchen With Dining Area
- Countryside Views
- Gas Central Heating
- Freehold

Guide Price £285,000

SITUATION

Milverton is a beautiful village in the Vale of Taunton Deane largely made up of Georgian properties and is surrounded by rolling countryside. The coast, the Quantock Hills and Exmoor are all within easy striking distance. The village has a thriving community with many local amenities, including a post office, village store, inn, church and a popular primary school. Wiveliscombe (3 miles) and Wellington (4 miles) offer a further range of shops and amenities. 8 miles from the property is the county town of Taunton, which has an excellent range of shopping, recreational facilities and schools, together with a main line railway link to London in under 2 hours. The M5 motorway is accessible via junctions for Wellington and Taunton.

ACCOMMODATION

Approached via a pathway running alongside the terrace, the front door is set within the garden and opens into a welcoming front porch. This leads through to a charming and cosy sitting room, featuring an impressive stone fireplace with a wood-burning stove and exposed beams. The kitchen is fitted with a range of modern wall and base units and enjoys a tiled floor, with space for a cooker and extractor hood. There is space for utilities as well as a dining area, making it a practical and sociable space. From here, doors open into a delightful conservatory enjoying pleasant views over the surrounding gardens, with French doors providing direct access outside.

A characterful staircase rises to the first floor, where there is a cottage-style bathroom with wooden panelling, fitted with a bath and shower over, wash hand basin and WC. There are two further double bedrooms, both offering space for freestanding furniture, with the principal bedroom benefiting from fabulous views across open countryside.

OUTSIDE

Outside, the garden is a particular feature of the property, wrapping around both the front and rear and extending to approximately 40 metres in length. The garden is thoughtfully arranged with areas of decking, lawn and pathways, along with a productive vegetable garden, shed and summerhouse. Surrounded by open countryside, the garden provides a peaceful and private setting.

SERVICES

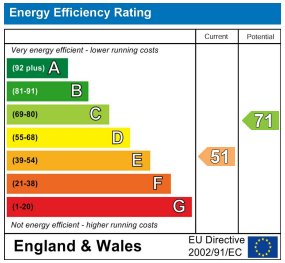
All mains services connected. Mobile signal good outdoor and in-home with most major networks, standard and superfast broadband available. Please note the agents have not tested or inspected the services or appliances.

Please note: The neighbouring property has obtained planning permission for a single storey bungalow on the land adjacent to this property.

DIRECTIONS

From the centre of Milverton proceed past the shop and turn right into Butts Way, proceed up the hill past the cricket ground where the property can be identified after a short distance 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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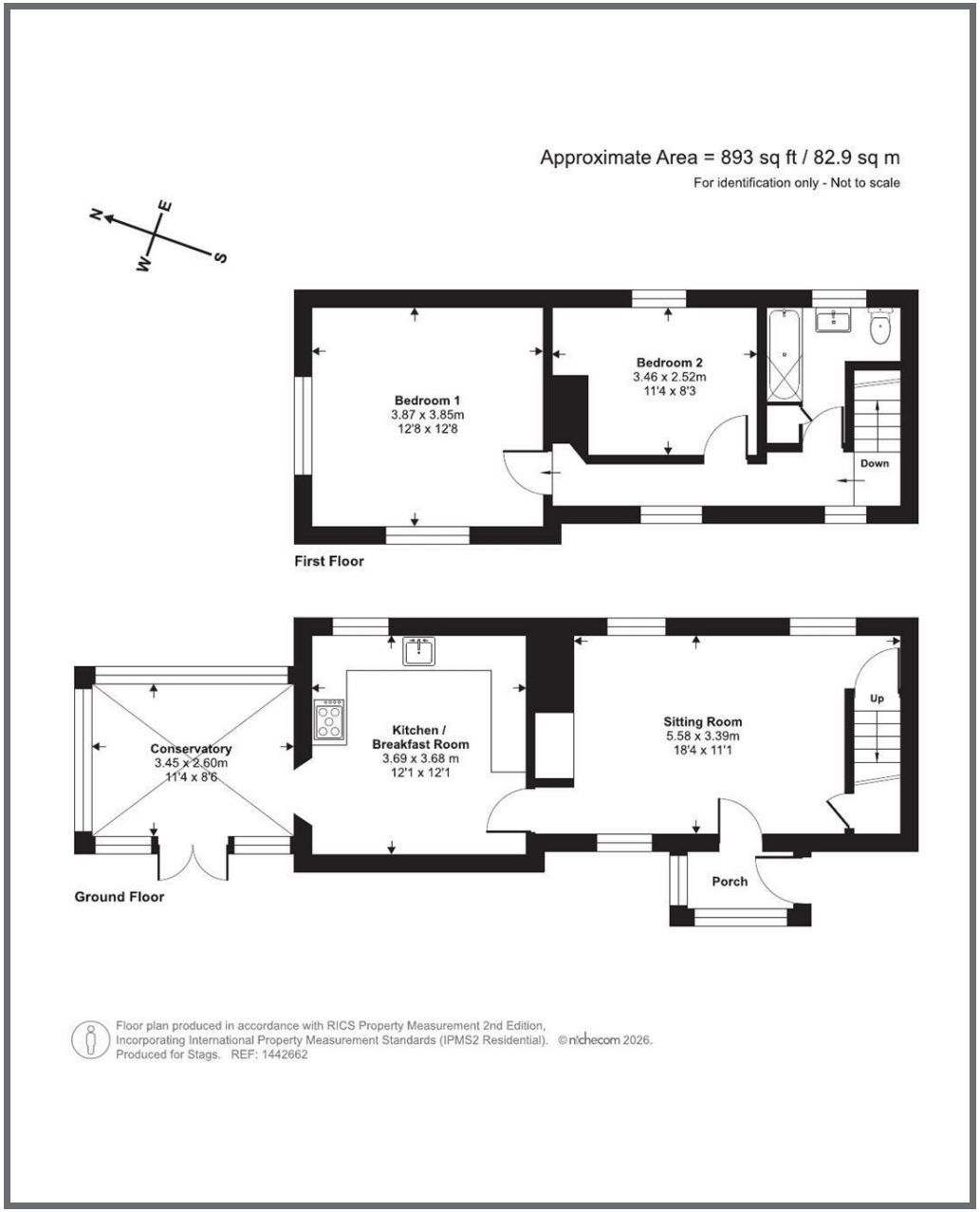
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