



Connells

Dairy Cottage Montys Hamlet
Norton Fitzwarren Taunton

Dairy Cottage Montys Hamlet Norton Fitzwarren Taunton TA4 1AA

for sale
£530,000



Property Description

Monty's Hamlet with created by a conversion of the former farmhouse and its associated barns, of which there are seven in total. Monty's Hamlet is located off of Wick lane, lying between Norton Fitzwarren and Cotford St. Luke. The property is surrounded by open countryside and yet can be approached from the county town in just 3 miles. Those with a thirst for nature there are a myriad of walks nearby, with a network of footpaths to Cotford St Luke and Norton Fitzwarren which provide access to the Quantock hills; an area of outstanding natural beauty.

Diary Cottage itself somehow manages to maintain the former splendour of the farmhouse but with deceptively spacious accommodation for all the family to enjoy. The property also provides well appointed accommodation with many appealing character features, which has been sympathetically restored. Outside the property boasts a sunny private garden, double garage and ample parking options for residents.

The superb communal land offers a further dimension to this wonderful home.

Front Door

Leading to...

Kitchen

A wonderful cottage-style kitchen comprising a range of wall and base-mounted units with

rolltop work surfaces with farm-style sink and drainer with mixer tap. Double glazed front aspect window. Electric oven with gas hob and cookerhood over. Recess and plumbing for dishwasher.

Utility

Continuing in the style of the kitchen with worktop and base unit, recess and plumbing for washing machine, wall-mounted boiler.

Cloakroom

Suite comprising wash hand basin and low-level WC.

Lounge / Diner

A wonderful space spanning the width of the property . Exposed beam, feature fireplace, wood burning stove and rear aspect window with double doors leading to outside.

Inner Hallway

Stairs rise to the first floor.

Landing

Main Bedroom

A generous room with an impressive vaulted ceiling, exposed beams, attic hatch and double wardrobe. Double glazed rear aspect

window.

En Suite Shower Room

Suite comprising low-level WC, pedestal wash hand basin, shower cubicle, extractor fan and heated towel rail.

Bedroom Two

Double glazed front and rear aspect windows. Exposed beams. An impressive vaulted ceiling.

Bedroom Three

Double glazed front aspect window.

Bathroom

Suite comprising low-level WC, pedestal wash hand basin, bath and integral shower over. Heated towel rail.

Rear Garden

A quite delightful rear garden which is initially laid to patio and further laid to lawn, featuring a useful shed and greenhouse. The garden is well enclosed and offers a degree of privacy. Gated rear pedestrian access.

Front Garden

the the front of the property is a patio area enclosed by a stone wall and to the front of this there is a an attractive feature well.

Double Garage

Electric up-and-over door, power and light. Ample under-eave storage.

Parking

There is residents parking in the courtyard area.

Communal Land

To the rear of the property there is a wonderful area approximate 4.5 acres made up primarily of a meadow which fronts onto a meadow for all the residents of Monty's hamlet to enjoy.

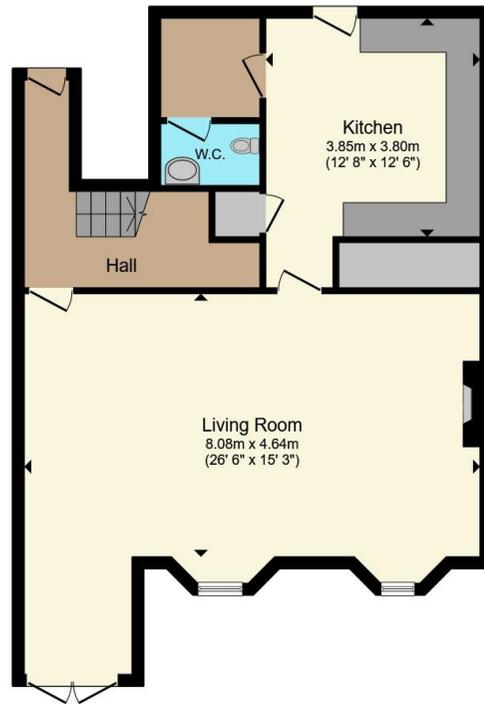
Agents Note

Solar Panels are owned outright and are index linked, providing £3000 of income over the last year.

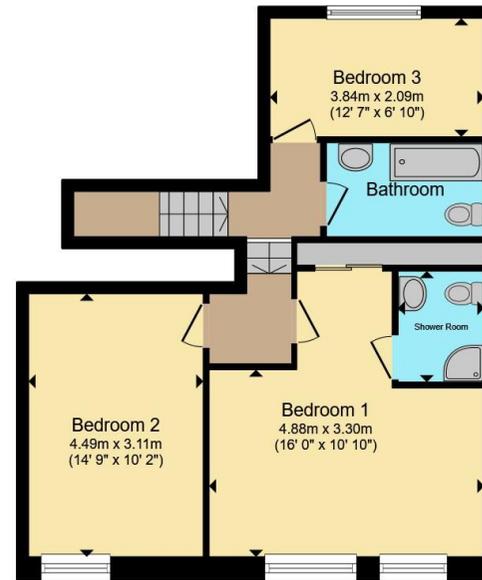








Ground Floor



First Floor

Total floor area 135.1 m² (1,455 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01823 334 433
E taunton@connells.co.uk

53 High Street
 TAUNTON TA1 3PR

EPC Rating: B Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/TTN313398



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: TTN313398 - 0003