



Primrose Cottage (formerly The Old Post Office)



# Primrose Cottage

Curry Mallet, Taunton, TA3 6SY

Langport & Ilminster 7 miles. Taunton 9 miles

A delightful village cottage with generous living spaces, private parking and walled cottage style garden with views over countryside beyond

- Characterful village cottage
- Kitchen/breakfast room
- Three bedrooms
- Private parking, carport and workshop
- Council Tax band A
- Two reception rooms
- Utility/boot room and wc
- Family bathroom
- Pretty cottage style gardens
- Freehold

Guide Price £450,000

## SITUATION

Curry Mallet offers a range of excellent local amenities including village primary school, shop and public house and is conveniently located with some excellent road links nearby. The market towns of both Langport and Ilminster are some 7 miles away.

Taunton, the County Town of Somerset lies 9 miles to the north west and offers an extensive range of service, amenities and additional educational facilities. It has easy access to the M5 motorway from Junction 25 and there are mainline railway links to the rest of the country from Taunton train station.

## DESCRIPTION

Primrose Cottage is a charming village house which has been lovingly renovated by the current owner from the former village post office. The property has retained many original features and has generous living spaces, three bedrooms, pretty walled gardens and off road parking.



## ACCOMMODATION

To the ground floor the glazed entrance porch leads into the sitting room with large inglenook fireplace with exposed stonework and a window to the front. A door leads through to the kitchen/breakfast room which is fitted with a range of wall and base units, extensive work surfaces, a range cooker with extractor hood over, integral dishwasher, Belfast sink, space for fridge/freezer and feature wall with exposed stone and shelving and window to the front.

A step leads up to the utility/boot room with ample storage/coat hanging space, sink, plumbing and space for washing machine, window to the front and door to the car port. A separate WC also leads off. From the sitting room there is also a dining/family room with dual aspect windows and under stairs storage.

Stairs lead up to a split level landing. To the left are two double bedrooms which both overlook the garden. To the right is the third bedroom, which has reduced head height and a Velux window, and the bathroom with roll-top bath, separate shower, washbasin and wc with access to under eaves storage.

## OUTSIDE

To the back of the cottage there is gated driveway parking for several cars leading to the car port and side access to the utility/boot room. There is an area of lawn to the front which is currently used by the coffee shop.

A side gate gives access from the lane to the front of the cottage via a paved pathway which leads to the front porch. There is a seating area immediately in front of the cottage and a very useful workshop with power.

The gardens are elevated from the lane and walled providing views over the countryside beyond and offer a high degree of privacy. There are a number of mature trees, shrubs and herbaceous borders, lawned areas and arches with climbing plants.

## SERVICES & AGENT'S NOTE

Mains drainage, gas, electricity, water. Gas central heating. Superfast broadband available (Ofcom), mobile signal likely available outdoors (Ofcom). Please note the agents have not inspected or tested the services.

NB There is an additional room to the ground floor, accessed from the exterior only, which is run as a coffee shop on a casual basis, however any new owner would have to allow this to continue.

NB There is a Tree Preservation Order on the beech tree to the rear of the property.

## DIRECTIONS

From Taunton take the A358 towards the A303 (Ilminster). Go past Thornfalcon Garage, continue along this road and turn left signposted Hatch Beauchamp. Continue into the village and at the Pub turn left then left again signposted to Beericrocombe & Curry Mallet. Continue into the village centre and Primrose Cottage can be found on the right hand side just after the pub.



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.



Approximate Area = 1309 sq ft / 121.6 sq m  
 Limited Use Area (s) = 38 sq ft / 3.5 sq m  
 Outbuilding = 278 sq ft / 25.8 sq m  
 Total = 1625 sq ft / 150.9 sq m  
 For identification only - Not to scale

First Floor

Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nixecom 2026. Produced for Stags. REF: 1414623

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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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		65	78
England & Wales		EU Directive 2002/91/EC	