



Little Portion

Beercrocombe, Taunton, Somerset, TA3 6AG

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ESTATE AGENTS

A stunning and beautifully appointed Grade II listed detached home of immense charm and character offering spacious family sized accommodation and in south facing gardens and grounds of 1.5 acres and enjoying a delightful location on the edge of this popular village



Key features

- Stunning detached family home of immense charm and character
- Substantially extended and improved by the current owners
- Stunning garden room with doors opening to the south facing terrace
- Large and well appointed kitchen/dining room with utility room and ground floor shower room
- 3 further reception rooms all with inglenook fireplaces and 2 with wood burning stoves
- Principal bedroom with en suite shower room and walk-in wardrobe/dressing room
- Guest bedroom with en suite dressing room and bath/shower room
- 2 further bedrooms and separate shower room
- Stunning and beautifully stocked south facing gardens, with kitchen garden area, pond and woodland
- Large driveway with ample parking, double garage and separate summer house

Services

Mains Water, Electricity and Drainage. Air-source heat pump providing under floor central heating to part of the ground floor. Separate individual electric room heaters. 10 PV solar panels.

EPC rating

Band E (42)

Council tax

Currently Band F





The property

This stunning Grade II listed detached family home offers beautifully presented accommodation of immense charm and character. It exhibits many wonderful features typical of the period including exposed beams and inglenook fireplaces. The current owners have sympathetically extended the property so that it now provides contemporary accommodation with modern fixtures and fittings and a most impressive kitchen/family/garden room with doors opening to the south facing garden. The extension also provides a large principal bedroom with en suite shower room and walk-in wardrobe. The property is part double-glazed and has an electric air-source heat pump, providing hot water and underfloor heating to the kitchen/garden room and principal bedroom and there are further individual electric panel heaters to the remainder of the house. The gardens and grounds have also been lovingly tended by the current owners and are stocked with an abundance of shrubs and trees and extend to about 1.5 acres.

The accommodation

The current owners have sympathetically extended this charming Grade II listed house, so that it now combines characterful accommodation with a large modern addition which is very much the heart of the home and provides a great living and entertaining space with doors opening onto the south facing garden. The kitchen is well fitted with ample base and wall mounted units and there is a separate utility/shower room. The garden room is oak framed and leads through to the original cottage and here can be found 3 reception rooms all with beamed ceilings and inglenook fireplaces with wood burning stoves in 2 rooms and an open fireplace in the main sitting room. Approached externally is a very useful store room with gardener's WC.



First floor

The large principal bedroom has an en suite shower room and walk-in wardrobe/dressing room.. The guest bedroom also has an en suite dressing room and bath/shower room. There are 2 further bedrooms and a further shower room.

Outside

The gardens and grounds are an undoubted feature of the property and extend to about 1.5 acres and enjoy a wonderful southerly aspect and backing on to open farm land, they enjoy a high level of privacy. Immediately to the rear of the property is a large paved terrace which is approached directly from the kitchen and is ideal for alfresco dining, The garden includes a summer house with power and water and large expanses of lawn interspersed with shrubs and trees and includes a kitchen garden area set behind a beech hedge. Here can be found raised beds a green house and garden store. On the east side of the property is a large driveway providing ample parking and giving access to the timber framed double garage, with adjacent store and with 10 pv panels situated on the south facing roof slope. In all the gardens extend to about 1.5 acres.



Situation

Little Portion enjoys a delightful location on the edge of the pretty village of Beercrocombe. The village has an active and thriving community with an ancient parish church. The sister village of Curry Mallet, which is approximately 1 mile distant, has a primary school and village hall. Beercrocombe is readily accessible to Taunton and the M5 motorway interchange. Taunton, the County Town, which is 8.5 miles to the north east, provides a more comprehensive range of recreational, scholastic and shopping facilities, as well as offering a mainline railway station.



Little Portion, Beercrocombe, Taunton, TA3

Approximate Area = 2704 sq ft / 251.2 sq m

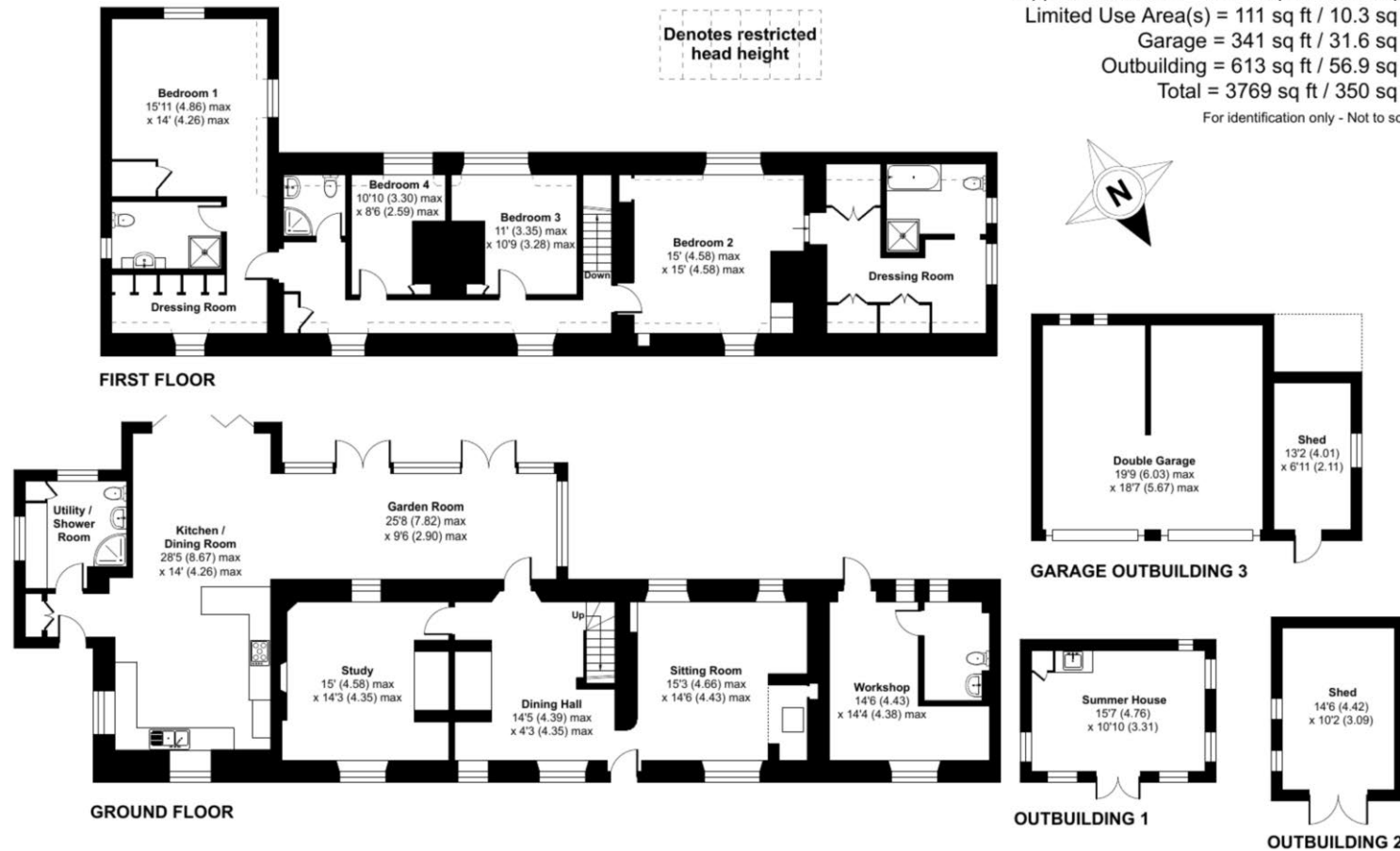
Limited Use Area(s) = 111 sq ft / 10.3 sq m

Garage = 341 sq ft / 31.6 sq m

Outbuilding = 613 sq ft / 56.9 sq m

Total = 3769 sq ft / 350 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 James Gray. REF: 1496887

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