



Court Cottage



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Meare Green, Stoke St. Gregory, Taunton, TA3 6HS

Taunton Town Centre 9 miles

A beautifully refurbished detached period home set within generous gardens and paddock land totalling approximately 0.8 acres

- Renovated detached cottage
- Many original features
- Open-plan kitchen/breakfast room
- Sitting room with woodburning stove
- Snug/play/dining room
- Four bedrooms, two en-suite
- Off-road parking for multiple vehicles
- Garden and grounds extending to 0.8 acres
- Council Tax band E
- Freehold

Guide Price £675,000

SITUATION

The property is located between the favoured villages of North Curry and Stoke St Gregory. North Curry is a popular village offering a wide range of amenities including a Primary school, health centre, pub, post office / general store, together with an ancient Parish Church. There is a thriving community and a host of local events with an excellent Cricket & Football Club. Taunton, the County town is approximately 6 miles away with a wide range of shopping, recreational and scholastic facilities. There are excellent communication links to the rest of the Country with a fast rail link to London Paddington. This part of Somerset is very well known for its farming with a wide range of footpaths and bridleways, providing easy access to the surrounding areas.

DESCRIPTION

Court Cottage has been thoughtfully and comprehensively refurbished, seamlessly blending its original character with high-quality contemporary finishes. The result is a charming yet practical home, perfectly suited to modern country living set within generous gardens and paddock land totalling just over three quarters of an acre all in a peaceful rural setting.



ACCOMMODATION

A welcoming reception hall with slate flooring leads to the main living spaces. The dual-aspect sitting room is rich in character, centred around a substantial inglenook fireplace with a woodburning stove and framed by classic beams and marble flooring. A door opens into the very useful boot room, which has access to the rear porch and a well-appointed utility room with boiler, washing machine and tumble dryer, door to outside, and a cloakroom with wc.

The snug/play room offers a further reception area with a feature fireplace, original beams, and slate flooring. The dual aspect, open-plan kitchen/breakfast room is fitted with a range of wall and base shaker-style cabinetry, a Belfast sink, a range cooker, integrated dishwasher, and direct access to the garden and patio to the rear.

The first-floor landing features exposed timbers and serves four generously sized bedrooms. The master bedroom is on split levels with far reaching views to the rear and includes fitted wardrobe and an en-suite shower room. Bedroom two features an en-suite shower room and cupboard. Bedroom three boasts an impressive vaulted ceiling with exposed beams and lovely views across the garden and countryside to the rear. Bedroom four overlooks the front. A stylish family bathroom offers a freestanding claw-foot bath, separate shower, and traditional fittings with wc and wash basin.

OUTSIDE

The property benefits from extensive parking on the driveway with a gate leading through to the rear garden. The front garden is laid to lawn with a path to the entrance, while the rear garden features sweeping lawns, mature borders, a terrace area and picturesque farmland views. Additional outbuildings include a stone shed, a covered outdoor entertaining area and a larch clad workshop/ store.

The gardens extend into a paddock which is enclosed with stock fencing and laid to pasture, extending the outdoor space to approximately 0.8 acres in total—ideal for those seeking hobby farming, keeping animals, or simply enjoying open space and countryside living with potential for further landscaping.

SERVICES & AGENT'S NOTE

Mains drainage, electricity, water. Oil fired central heating. Solar panels benefitting from a Feed-In Tariff and batteries. Standard broadband available (Ofcom), Good mobile signal available outdoors with Three and EE, variable with other providers (Ofcom). Please note the agents have not inspected or tested the services.

NB The field shelter will be removed upon sale. There is an overage in place on the paddock.

DIRECTIONS

From Junction 25 of the M5 motorway take the A358 in an easterly direction towards Ilminster. At the Thornfalcon traffic lights bear left onto the main road and left again sign posted to North Curry and Stoke St Gregory. Continue passing through North Curry and upon reaching Meare Green proceed for a short distance, where the property can be found on your right hand side, as indicated by a Stags "For Sale" board.



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
	100+
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	83
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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