



Corner Cottage



# Corner Cottage Rull

Otterford, Chard, TA20 3QJ

Taunton Town Centre 9 miles.

A superbly presented barn conversion set within a courtyard development enjoying wonderful views across the valley and surrounding countryside.

- Elevated Position with Views
- Open Plan Sitting / Dining Room
- Reception Hall with WC & Utility
- Enclosed Gardens
- Freehold
- Charming Courtyard Development
- Kitchen / Breakfast Room
- 3 Bedrooms, Master En-Suite
- Garage and Parking
- Council Tax Band E

## Guide Price £450,000

### SITUATION

Rull Farm is situated on the edge of The Blackdown Hills, a designated area of outstanding natural beauty, which provides miles of footpaths and bridleways, ideal for those with an equine interest. Despite enjoying such a rural location, the property is by no means remotely situated. The County town of Taunton is approximately only nine miles away and the A303 is only three miles to the south, providing excellent links to London and the West Country. Taunton has a comprehensive range of facilities and the M5 motorway is easily accessible at Junction 25 at Taunton and Junction 26 at Wellington, both providing fast access to the rest of the country.

### DESCRIPTION

Corner Cottage was converted approximately 15 years ago by a reputable local developer and forms part of a beautiful courtyard of farmhouse and range of traditional barns set in the heart of the Blackdown Hills. The cottage retains much of its original charm and character with exposed beams, oak floors and timber doors but has a contemporary feel with a modern kitchen and en-suite, LPG gas central heating and double-glazed windows and doors.



## ACCOMMODATION

The accommodation is beautifully presented and includes a spacious entrance hall with turning staircase to the first floor and an open plan sitting / dining room which has a triple aspect and oak floors with double doors opening onto the garden. The kitchen / breakfast room includes a range of shaker style wooden wall and base units with integrated appliances; an oven with extractor hood, sink and tiled floor. Stable door to the rear and window to front. There is a separate utility / cloakroom off of the hall. On the first floor there is a master bedroom with vaulted ceilings, exposed beams and recently fitted wet room. There are 2 further bedrooms both with exposed beams and vaulted ceilings and a fitted family bathroom.

## OUTSIDE

The garden enjoys wonderful panoramic views across the valley and surrounding countryside. The garden is laid to lawn and enclosed by neat hedgerows and includes a sheltered terrace along with pathway providing access to the single garage with single allocated space and further guest parking.

## SERVICES

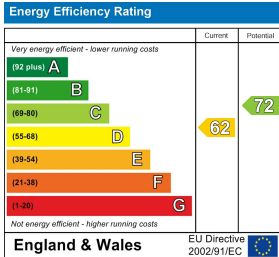
Mains water and electricity. LPG heating. EPC Rating D. Broadband available: Standard ADSL. Mobile signal coverage: Voice, Data & Enhanced Data available (Ofcom). Please note the agents have not inspected or tested these services.

## DIRECTIONS

Leave Taunton on the B3160 heading towards Corfe. Proceed through the village and up onto the Blackdown Hills. At the top of the hill continue through the cross roads for a further mile, passing through an S bend and a turning on the right to Otterford Church. Take the second turning left and proceed down the hill where the entrance to Rull Farm can be found on the left-hand side and Corner Cottage can be identified 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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Approximate Area = 1733 sq ft / 161 sq m (includes garage)  
For identification only - Not to scale



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