



Church Cottage



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Ash Priors, Taunton, Somerset, TA4 3NF

Bishops Lydeard 1.5 miles, Taunton (train station) 6 miles, M5 (J25) 8 miles

A charming period cottage retaining many original features with enclosed gardens and wonderful outlook overlooking the village church

- Wonderful period cottage
- Two reception rooms
- Three bedrooms, two bathrooms
- No onward chain
- Freehold
- Retaining many original features
- Kitchen and utility area
- Enclosed rear gardens
- Council tax band C

Guide Price £325,000

SITUATION

Ash Priors is a small village, surrounded by unspoilt countryside nestling between the Quantocks, Blackdown and Brendon Hills, within easy reach of Exmoor and the North Somerset coast. The village has an ancient village church and village hall. The larger nearby village of Bishops Lydeard has a good range of local amenities including a Primary school, Post Office, convenience store, local pub, and doctor's surgery. Taunton offers an excellent range of shopping, recreational, and leisure facilities, including the renowned Somerset County Cricket Ground and Taunton Racecourse.

DESCRIPTION

Church Cottage is a charming period house situated in a wonderful position overlooking the ancient village church. The cottage is offered with no onward chain and contains many period features including open fireplaces, exposed beams and stone walling as well as enclosed gardens to the rear.



ACCOMMODATION

The accommodation includes an entrance lobby with door opening onto the sitting room where there are stairs leading to the first floor, an open fireplace, door to bathroom, window to front, opening through to the dining room which also has an open fireplace with insert wood burning stove, heavy beamed ceilings. From the dining room a door leads through to the kitchen which is fitted with a range of matching wall and base units and including integrated appliances, space for gas cooker with extractor over and door to the rear hallway and store room which opens out onto the rear garden. There is also a ground floor bathroom with wc.

On the first floor there are three bedrooms, the main bedroom having an en-suite bathroom and built-in wardrobes.

OUTSIDE

There are enclosed gardens to the rear which are laid to gravel for ease of maintenance and include a number of specimen shrubs and herbaceous plants and is enclosed by wooden fencing panels.

SERVICES

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

DIRECTIONS

Leave Taunton in a northerly direction on the A358 heading towards Williton and Minehead. At the new roundabout turn left signposted to Ash Priors. Continue over the steam railway bridge and after approximately half a mile bear right signposted to Ash Priors. Church Cottage can be found opposite the church.



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
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		64	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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