



Eastcombe Cottage



Eastcombe Cottage

Bishops Lydeard, Taunton, Somerset, TA4 3HU

Taunton 6 Miles

A charming detached cottage retaining a wealth of original features in need of general updating situated in a small hamlet with mature gardens of just under an Acre.

- Close to Bishops Lydeard and Taunton
- Utility & Cloakroom
- Family Bathroom
- Double Garage & Parking
- Council Tax Band F
- Three Reception Rooms
- Four Bedrooms – One En-Suite
- Gardens Approaching 1 Acre
- Former Wash House
- Freehold

Offers In Excess Of £425,000

SITUATION

Eastcombe Cottage is a delightful detached with lovely gardens and in an attractive location only 6.5 miles from the centre of Taunton. Communication links are excellent with the M5 motorway junction 6.5 miles away providing very good access to Bristol, Exeter and the South West and the national motorway network. Mainline rail services operated direct to London Paddington with the fastest trains taking circa 1 hour 45 minutes. The village of Bishops Lydeard provide a range of amenities several shops, post office, public house, church as well as a doctor's surgery and pharmacy. It is also the home of West Somerset Steam Railway.

The County Town of Taunton provide a comprehensive range of facilities as well as a number of state and private schools. The cottage is ideally located to access the majority of them. The property is located on the edge of The Quantock Hills and provides convenient access for a range of walking, riding and cycling pursuits. There are also a number of golf courses in the area. There is racing at Taunton as well as being the home of Somerset Cricket.

DESCRIPTION

Eastcombe Cottage is a delightful period property with exposed stone and lime rendered elevation under a pitch slate roof. Typical of its age, the house retains a number of period features and deep inglenook fireplaces, exposed beam ceilings and offers further scope to improve as general finishing works are required to complete the build. The cottage is situated in mature gardens and extend to the rear and side of the property and are approached via a gravel driveway with parking/turning area, double garage and former wash house.



ACCOMMODATION

The accommodation in detail includes a porch which leads to the sitting room with deep inglenook fireplace, inset wood burning stove, heavy beam ceilings and window seats. The sitting room is a dining room which is dual aspect with beamed ceilings with tiled floor and dual aspect windows with door to downstairs WC. The kitchen/breakfast room is fitted with a range of matching wall and base units and includes an electric cooker point, exposed stone chimney breast with inglenook and inset Rayburn. From the kitchen there is a separate study with rear aspect window overlooking the garden. There is a separate utility room with door to the outside.

On the first floor there is a main landing leading to two bedrooms and a bathroom suite which requires completion. There is an inner landing which leads to the master bedroom with dual aspect and has built in wardrobes and an en-suite shower. From the inner landing there is also access to the fourth bedroom.

The house includes oil-fired central heating and double glazing.

OUTSIDE

The cottage is situated in mature gardens that extend to approximately 1 Acre. The house is accessed from the main road via double wooden gates. Adjacent to the wooden gates is a former wash house built of stone. The driveway is laid to gravel and provides parking and turning for a number of vehicles. There is a detached double garage with pitch tiled roof and access to the garden from around the front to the side and the rear of the property.

The gardens have been heavily landscaped, laid to lawn and planted with various specimen trees and shrubs. There is a chicken runs, enclosed vegetable patch, polytunnel with timber chalet within the garden and provide useful entertaining space with patio area. To the front of the house the gardens have been enclosed by low stone walling and are enclosed to the front by a picket fence with pedestrian gate leading to the road.

SERVICES

Mains water and electricity. Private drainage - Treatment plant installed 2020. Oil-Fired Central Heating. Broadband available: Standard, Superfast and Ultrafast ADSL. Mobile signal coverage: Voice, Data & Enhanced Data likely. (Ofcom). Please note the agents have not inspected or tested these services

DIRECTIONS

From Taunton take the A358 north towards Wilton/Minehead and pass the turning for Bishops Lydeard and just after Cedar Falls Health Farm on the right the road rises slightly and you will pass a sign saying Eastcombe. Follow the main road from here and the entrance to Eastcombe Cottage can be found on the right-hand side after a short distance.



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.

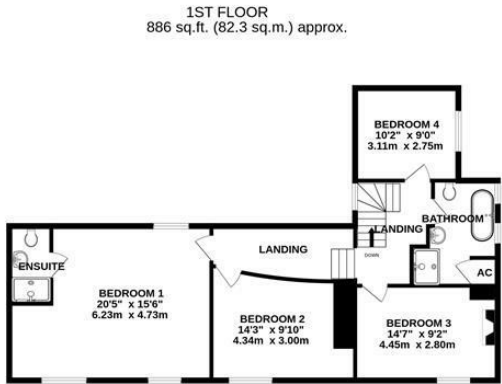
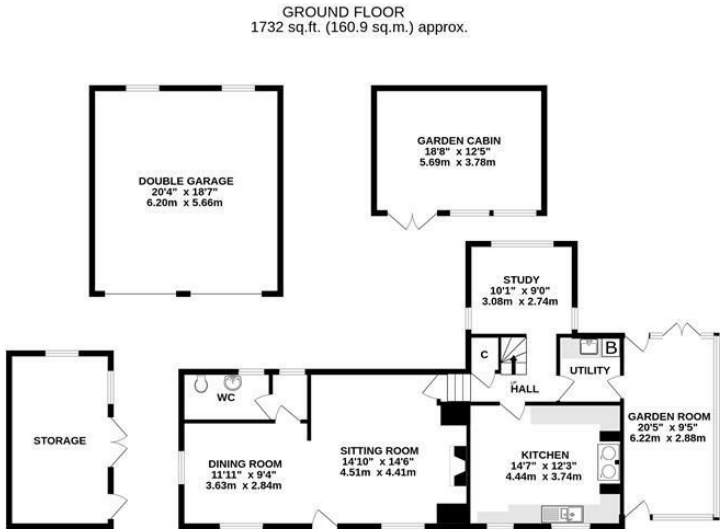


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			75
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		48	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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TOTAL FLOOR AREA : 2618 sq.ft. (243.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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