



Heartsease Cottage



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Curry Mallet, Taunton, Somerset, TA3 6SY

Langport & Ilminster 7 miles. Taunton 9 miles.

A charming detached period cottage which has been sympathetically renovated which sits within a substantial plot with double garage and planning permission in place to extend.

- Popular village location
- Refurbished
- Two reception rooms
- Four bedrooms, master en-suite
- Council Tax band D
- Beautiful rural views to rear
- Third of an acre gardens
- Kitchen and ground floor shower room
- Double garage and parking
- Freehold

Guide Price £675,000

DESCRIPTION

Heartsease Cottage is a charming stone fronted period cottage which stands in grounds extending to a third of an acre. Built with attractive blue lias stone elevations under a pitched tile roof and has been sympathetically modernised over the years and has the benefit of full planning permission granted for a single story extension to the rear. There is also off road parking and attached double garage.

SITUATION

Curry Mallet offers a range of excellent local amenities including village primary school, shop and public house and is conveniently located with some excellent road links nearby. The market towns of both Langport and Ilminster are some 7 miles away. Taunton, the County Town of Somerset lies 9 miles to the north west and offers an extensive range of service, amenities and additional educational facilities. It has easy access to the M5 motorway from Junction 25 and there are mainline railway links to the rest of the country from Taunton train station.



ACCOMMODATION

The accommodation is arranged over two floors and includes sitting/dining room with brick built inglenook with inset wood burning stove and slate hearth, heavily beamed ceiling, dual aspect windows and door to inner lobby. There is a separate dining room again with brick built inglenook fireplace and inset wood burning stove with two front aspect windows, one with window seat. The kitchen is fitted with a range of units with work surfaces, plumbing and space for washer/dryer, space for range cooker, window overlooking rear garden and door to outside. There is a ground floor shower with washbasin, wc and double shower cubicle.

On the first floor there are four good sized bedrooms, the master bedroom has an en-suite with roll top claw foot bath, wc and washbasin with window overlooking the rear garden and exposed wooden floors. There are three further bedrooms, all of which are a good size, and a fitted family bathroom suite incorporating a panel bath with shower over, low level wc and washbasin and window to rear.

OUTSIDE

To the front of the house the main area of garden is enclosed by low stone walling with brick pillared entrance and gate leading to a pathway to the front door. There is a driveway providing parking for a number of vehicles, access to the attached double garage and pathway providing access to the rear garden. The rear garden enjoys a wonderful southerly aspect and is predominantly laid to lawn and is divided into two parts by a low stone wall. The first area includes a substantial summer house with double doors and windows which could work beautifully to create a home office/studio/workshop as desired. The second area of garden is again laid to lawn backing onto open fields with a timber garden shed.

SERVICES

Mains electricity, water and drainage. Central heating supplied by an air source heat pump. Standard broadband available (Ofcom), mobile signal likely outdoors with EE, Three, O2, Vodafone (Ofcom). Please note the agents have not inspected or tested the services.

DIRECTIONS

From Taunton take the A358 towards the A303 (Ilminster). Go past Thornfalcon Garage, continue along this road and turn left signposted Hatch Beauchamp. Continue into the village and at the Pub turn left then left again signposted to Beercrocombe & Curry Mallet. Continue along into the village and turn left by the village shop and Heartease Cottage can be found on the left 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	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	
76	
Potential	
59	

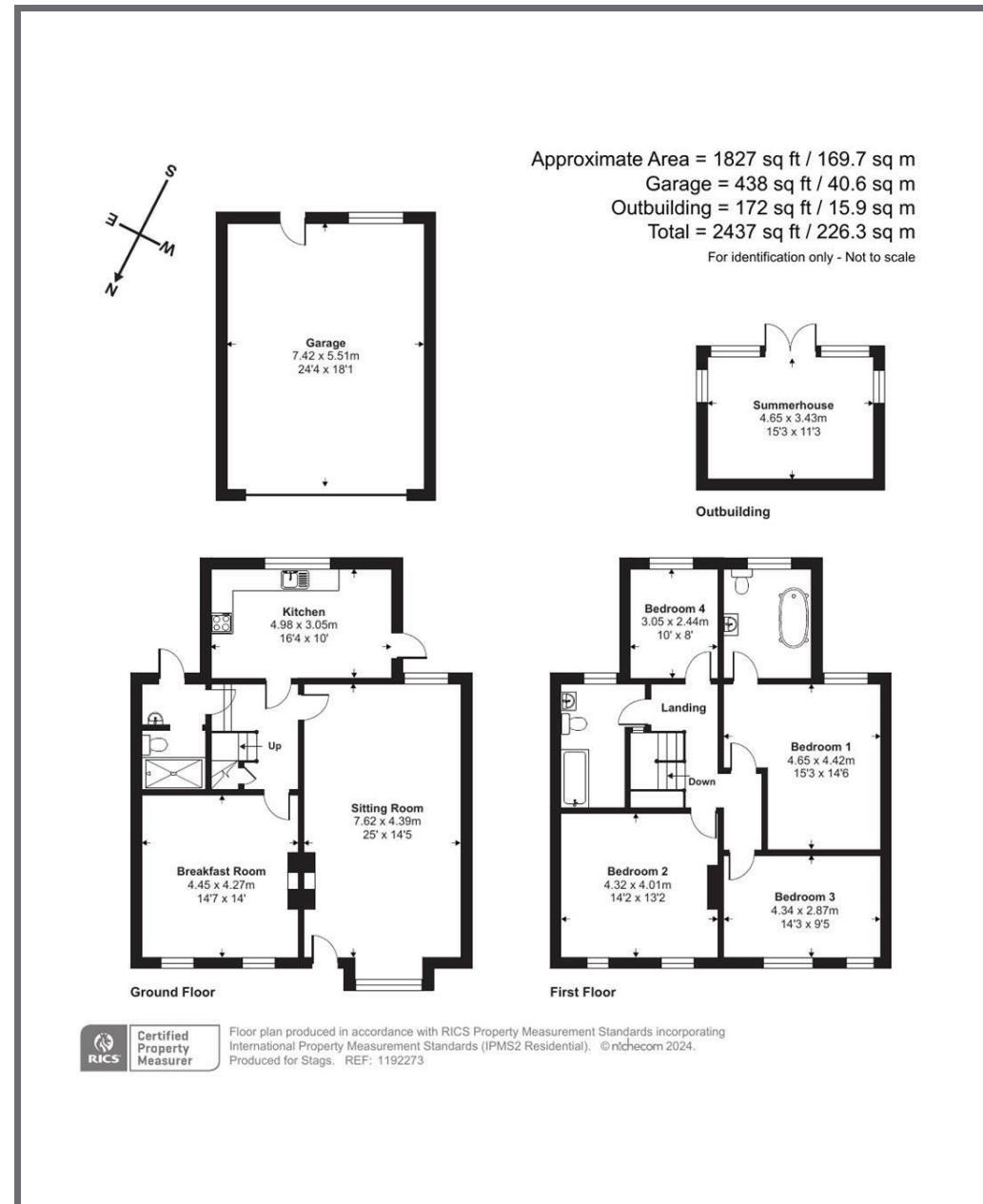
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