

PETER RADICE

COUNTRY PROPERTIES

Country and Equestrian Property Specialists • Chartered Surveyors and Estate Agents

GRANGE COTTAGE, KINGSTON ST MARY, TAUNTON



Price Guide: £ 279,500

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GRANGE COTTAGE

KINGSTON ST MARY, TAUNTON, SOMERSET TA2 8HN

Taunton 3 miles, M5 Motorway (J25) and Mainline Railway Station at Taunton

AN ATTRACTIVE ATTACHED COTTAGE WITH SPACIOUS ACCOMMODATION AND A DELIGHTFUL GARDEN IN A SOUGHT AFTER VILLAGE

- Close to Taunton
- At foot of Quantock Hills
- Accommodation of character
- 2 reception rooms, 3/4 bedrooms
- Open fireplaces
- Gas central heating
- Private secluded garden



Kingston St Mary is a popular village which lies to the north of Taunton and at the foot of the Quantock Hills, an Area of Outstanding Natural Beauty. In the village there is a primary school and pub and close to the cottage there is public access to an area of woodland.

Grange Cottage is an attractive attached cottage which stands in an elevated position and enjoys an open outlook to the south west. It provides interesting accommodation which includes two reception rooms. In the sitting room there is a central ceiling beam and a large open fireplace with curving side walls and beam above it. The dining room also has an open fireplace with a beam above and the

kitchen is fitted with a range of units. There are three main bedrooms on the first floor, with the fourth currently used as a study.

There is scope for further improvements to the cottage if required and these could include moving the bathroom upstairs and enlarging the kitchen (subject to any necessary local authority consents).

In front of the cottage is a pretty garden with a gravelled parking area bounded by many mature shrubs and well stocked flower borders. There is a lawn and a paved area, together with a timber shed on one side.

The garden behind the cottage is most attractive and very secluded. Stone steps lead past a second timber shed to some timber decking and beyond is a lawn, together with shrubs and an apple tree at the far end.

Directions

From Taunton take the road north past the railway station to Kingston St Mary. After passing the 30 mph signs, continue until a long stone wall is seen on the left hand side of the road. Grange Cottage is opposite on the right hand side of the road. Just beyond the cottage, turn into the entrance drive where there is a name plate, swing right, drive across the front of Grange Lodge and the entrance gates to Grange Cottage will be seen straight ahead.

Viewing

By appointment with the agents at Taunton (01823) 602985.

Important Notice

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Floor plans for illustrative purposes only – not to scale

Ground Floor

Sitting Room
14'3" x 14' max

Dining Room
14'2" x 9'6" max

Kitchen
8'8" max x 7'11" max

Pantry
5' x 4'5"

Rear Hall

Bathroom

Separate WC

First Floor

Bedroom 1
15'1" x 10'6" max

Bedroom 2
12'11" x 6'10"

Bedroom 3
10' x 7'4"

Study/Bedroom 4
10'4 x 7'4" to under eaves. Limited headroom.
Access to extensive under eaves storage area.

2 Timber Garden Sheds



