



1 Middlebrooks



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Kingston St. Mary, Taunton, Somerset, TA2 8AR

Taunton 6 Miles, Wellington 12 Miles

A substantial semi-detached stone cottage with approximately 1 acre and a swimming pool.

- Three Reception Rooms
- Four Bedrooms
- Garden & Grounds of Approximately One Acre
- Outdoor Swimming Pool
- Kitchen / Breakfast Room
- Shower & Bathroom
- Wonderful Rural Position
- Substantially Extended

Guide Price £595,000

SITUATION

The house located in a wonderful rural location, West of the County Town of Taunton, on the edge of the popular village of Kingston St Mary. The barns are an equal distance between Kingston St Mary and the popular village of Bishops Lydeard, which offers a thriving village centre with multiple churches and shops. Taunton offer a much wider range of shopping, educational and retail facilities as well as easy access to the M5 Motorway via junction 25 and Taunton train station, which offers a mainline railway link to the rest of the country. The area surrounding the barns are some of the most beautiful in the country. The Quantock Hills being the first area of outstanding natural beauty and offers miles of footpaths and bridleways for those who enjoy outdoor pursuits.

DESCRIPTION

1 Middlebrooks is an attractive semi-detached stone cottage, which has been extended over the years and now provides versatile and well-proportioned accommodation arranged over two floors. The cottage has a gardens and grounds extending to approximately one acre and includes a private entrance and parking area and an outdoor swimming pool within the garden.



ACCOMMODATION

An entrance porch leads to an entrance hallway with doors to the bedrooms, a downstairs shower room and WC and a built-in coats cupboard. The kitchen is fitted with a range of shaker style wall and base units, roll edge work tops with a single drainer sink unit, plumbing and space for an automatic washing machine, space for a fridge freezer, a built-in double oven, a hob with an extractor over, window overlooking the paved terrace and a door leads through to the dining room. The dining room has park A style flooring, a window to the side and a further door leads to the sitting room. There is an open fireplace with built brick surround, inset wood burning stove, wooden effect floor and a front aspect window, a door to inner hallway with a door to the front and stairs to the first floor. From the inner hallway there is access to two bedrooms, both have built-in wardrobes and a window overlooking the front garden and there is a further sitting room with double aspect and sliding doors opening out onto the paved terrace. On the first floor are two further bedrooms and a fitted bathroom suite with a double ended bath, low level WC, wash basin and bidet.

OUTSIDE

The driveway from the road leads to the front of the house and there will be space created for parking. There is a raised terraced enjoying wonderful views over the garden, which extend from the front around the side of the property and extend to approximately one acre and are laid to lawn and are surrounded by mature hedge boundaries. Within the garden there is an outdoor swimming pool.

SERVICES


Mains water, private drainage and oil-fired central heating.

DIRECTIONS

From Taunton take the main road out of town to the village of Kingston St Mary. On entering the village at the Four Cross Ways take the first left onto Parsonage Lane. Continue along this Lane into Yarford. Proceed along Yarford Road sign posted to Bishops Lydeard. Continue along this road where the house can be found on the left-hand side identified by a Stags 'For Sale' Board.





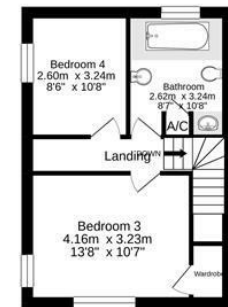
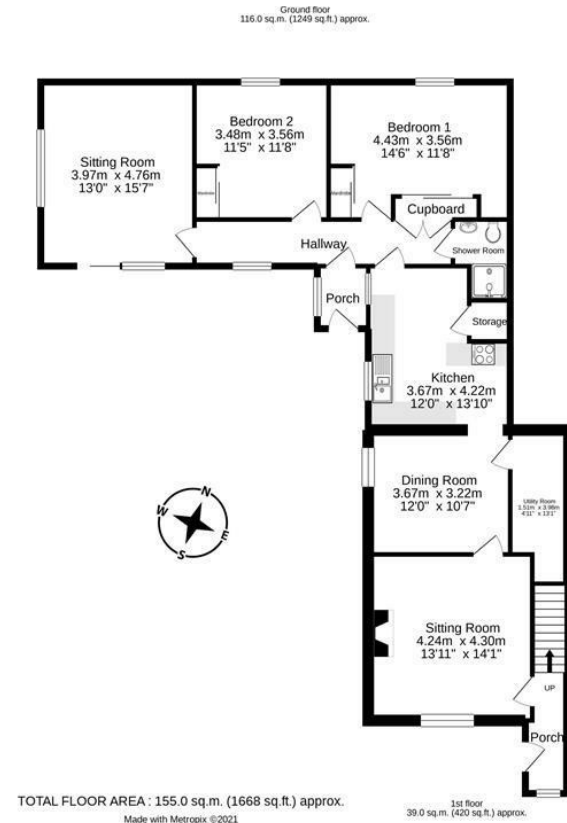
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F	38		
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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