



Rose Cottage



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Thornfalcon, Taunton, Somerset, TA3 5NR

## Contemporary Village Home With South Facing Wrap Around Garden And Spacious Driveway

- Surrounded By Countryside
- Woodburning Stove
- Ample Parking
- South Facing Garden
- Council Tax Band C
- Recently Modernised Throughout
- Extended Kitchen/Diner
- Village Location
- Outdoor Kitchen
- Freehold

Guide Price £550,000

### SITUATION

Pleasantly situated in the attractive village of Thornfalcon, forming part of a small cluster of characterful homes surrounded by open countryside. The location offers excellent accessibility, lying just off the A358 (Taunton to Ilminster road). Local amenities are available in nearby Creech St Michael, including a primary school, village store and recreation ground, while Taunton, the county town, lies approximately 2 miles to the north and provides a comprehensive range of facilities. The M5 motorway (Junction 25) is within half a mile, and the A358 affords convenient access to the A303 at Ilminster.



## ACCOMMODATION

The property has been comprehensively modernised in recent years to provide well-balanced, contemporary accommodation ideally suited to family living. Of particular note is the impressive kitchen/dining room, created through a thoughtfully designed extension. This light and spacious, dual-aspect room is fitted with a range of stylish units and integrated appliances, including double ovens, microwave, fridge freezer and electric hob with extractor over. A central island incorporates a wine fridge and breakfast bar, making the space well suited to informal dining and entertaining. A defined dining area enjoys French doors opening onto the rear garden. The sitting room lies opposite, offering a comfortable and versatile reception space, featuring a wood burning stove and French doors leading to the garden, creating an inviting setting throughout the year. On the first floor are two well-proportioned double bedrooms, a further single bedroom and a contemporary family shower room. The principal bedroom benefits from built-in wardrobes and an en suite.

## OUTSIDE

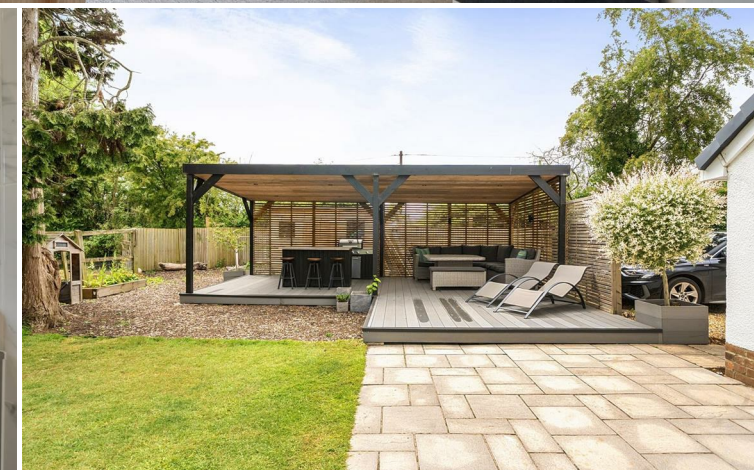
The south-facing rear garden wraps around the side of the property and is laid predominantly to lawn, with a patio seating area adjoining the house. A recently constructed covered outdoor kitchen with decking area provides an excellent space for al fresco dining and entertaining. To the front, a gravelled driveway provides ample off-road parking and offers potential for the construction of a garage, subject to the necessary consents.

## SERVICES

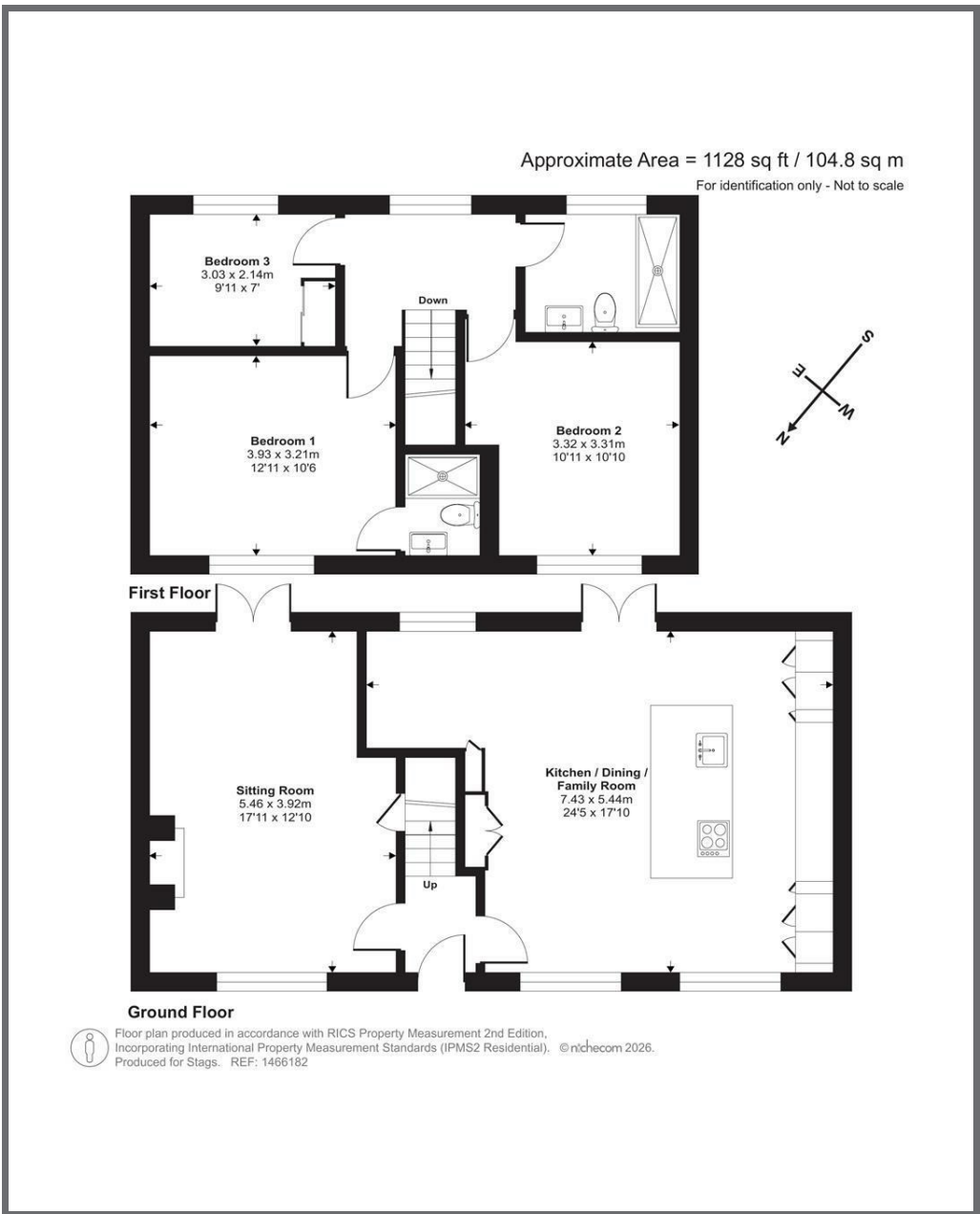
Mains water and electric. Private drainage - modern sewage treatment plant. Gas fired central heating with LPG tank. Starlink high speed internet connected. Mobile signal good outdoors, standard broadband also available (information via Ofcom). Please note the agents have not inspected or tested the services. There is a deed of easement in place granting a right of way over the entrance to the neighbours driveway, which provides access to this property.

## DIRECTIONS

What3words: ///appealed.lobby.sprinter



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.



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Energy Efficiency Rating		Current	Potential
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			
		53	22
England & Wales		EU Directive 2002/91/EC	