

Rose Cottage

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Noahs Hill, West Monkton, Taunton, TA2 8QU

Taunton 3.5 Miles

A superbly presented detached cottage situated in an elevated position within this popular village.

- Well Proportioned Accommodation
- Two Reception Rooms
- Four Bedrooms, Master En Suite
- Detached Garage with Office/Studio Above
- Council Tax Band D
- Peaceful Elevated Position
- Kitchen / Breakfast Room & Utility
- Landscaped Gardens on Three Levels
- NO ONWARD CHAIN
- Freehold

Offers In The Region Of £425,000







SITUATION

Rose Cottage is situated in an elevated and secluded position on the edge of this favoured village of West Monkton set at the foot of the Quantock Hills, which is designated as an area of outstanding natural beauty. Taunton is approximately 4 miles away and offers an extensive range of shopping, education and sporting facilities along with access to the M5 motorway at junction 25. There is also main line inter city rail links to the rest of the country. The village is a very sought-after location, which offers a lovely parish church and popular pub along with a farm shop nearby.

DESCRIPTION

Rose Cottage is a superbly presented detached cottage, which has been extended over the years and now provides well-proportioned accommodation arranged over two floors.

ACCOMMODATION

A covered entrance porch with double glazed front door opens through to an entrance hallway with turning staircase to the first floor and doors to the reception rooms. The sitting room has a triple aspect double glazed bay window and double-glazed double doors opening onto the rear patio. There is a stone fronted chimney breast with inset woodburning stove and blue lias stone hearth.

The kitchen/breakfast room has a Travertine tiled floor and is fitted with a range of Shaker style wall and base units, with under unit lighting and a range of integrated appliances including fridge, freezer and dishwasher. The kitchen is finished with granite work surfaces with an inset ceramic sink which has an integrated waste disposal unit and a Rangemaster cooker with gas hob, electric oven and stainless steel extractor hood over. A separate door leads to the walk in larder.

A door leads to the rear hallway with a double glazed door to the rear garden and door through to utility room with WC, wash basin, plumbing and space for washing machine and space for tumble dryer, rear aspect double glazed window. A large full width cupboard houses the gas boiler and additional storage. The study/dining room is an adaptable room, which has previously been used as a bedroom and includes a fitted en-suite double shower shower with a rainfall head, sink, WC and built in wardrobes. There is a fireplace with an inset electric fire and front aspect window.

The first floor landing has doors to bedrooms and main bathroom. The master bedroom has double aspect windows with views, built in range of bedroom furniture, door to en-suite with enclosed tiled shower, low level WC and wash basin. There are three further bedrooms all with built in wardrobes and all enjoying wonderful views. The bathroom has been refitted and includes a corner jacuzzi bath, a separate shower cubicle with Mira mixer valve, low level WC, wash basin, rear aspect window, tiled floor and door to airing cupboard.

OUTSIDE

A shared driveway leads up to the property, where the property is tucked away at the top. There is a gravel parking area, which provides parking for a number of vehicles. There is a garage has power sockets and lighting with the doors operated electrically via remote control. The area directly above, accessed from a separate door, has previously been used as an office/studio and has lighting and power sockets. and a dormer window offering views across the garden.

Steps at the side of the garage lead up to planted herbaceous borders. Steps lead down from the parking area to a deep paved patio area which includes drystone retaining walls. Two sets of stairs on either side of the garden lead up to the first level which has a paved circular patio area and planted herbaceous borders which include many shrubs, plants and a fish pond . Steps lead up to a further area of garden where there is a level area of garden which has been laid to artificial grass for ease of maintenance. There is an illuminated timber decking area and the current owners have made a feature out of the former quarry wall which incorporates a waterfall with sitting out areas, and access to the workshop .

A further set of steps steps lead up to the next area of garden which is broken by another small patio area and includes a vegetable garden. There is a separate brick built shed accessed by the side of the garage that is currently used as a log store.

SERVICES

Mains water, gas, electric and drainage. Gas central heating - combi boiler. The owners contribute £45 a year for the upkeep of the shared driveway. The workshop also includes electricity, light and power. Ultrafast broadband available (Ofcom), Mobile signal good outdoors, variable indoors (Ofcom). Please note the agents have not inspected or tested the services.

DIRECTIONS

From the centre of Taunton proceed through the village of Monkton Heathfield, go past the Monkton Inn and by the grass triangle bear left and proceed towards Noah's Hill. The driveway can be found on the right hand side. There are a number of properties on the hill. Our advice is to continue up the hill and turn around in the parking area and go back down the lane, which makes access up the drive, to the property easier.

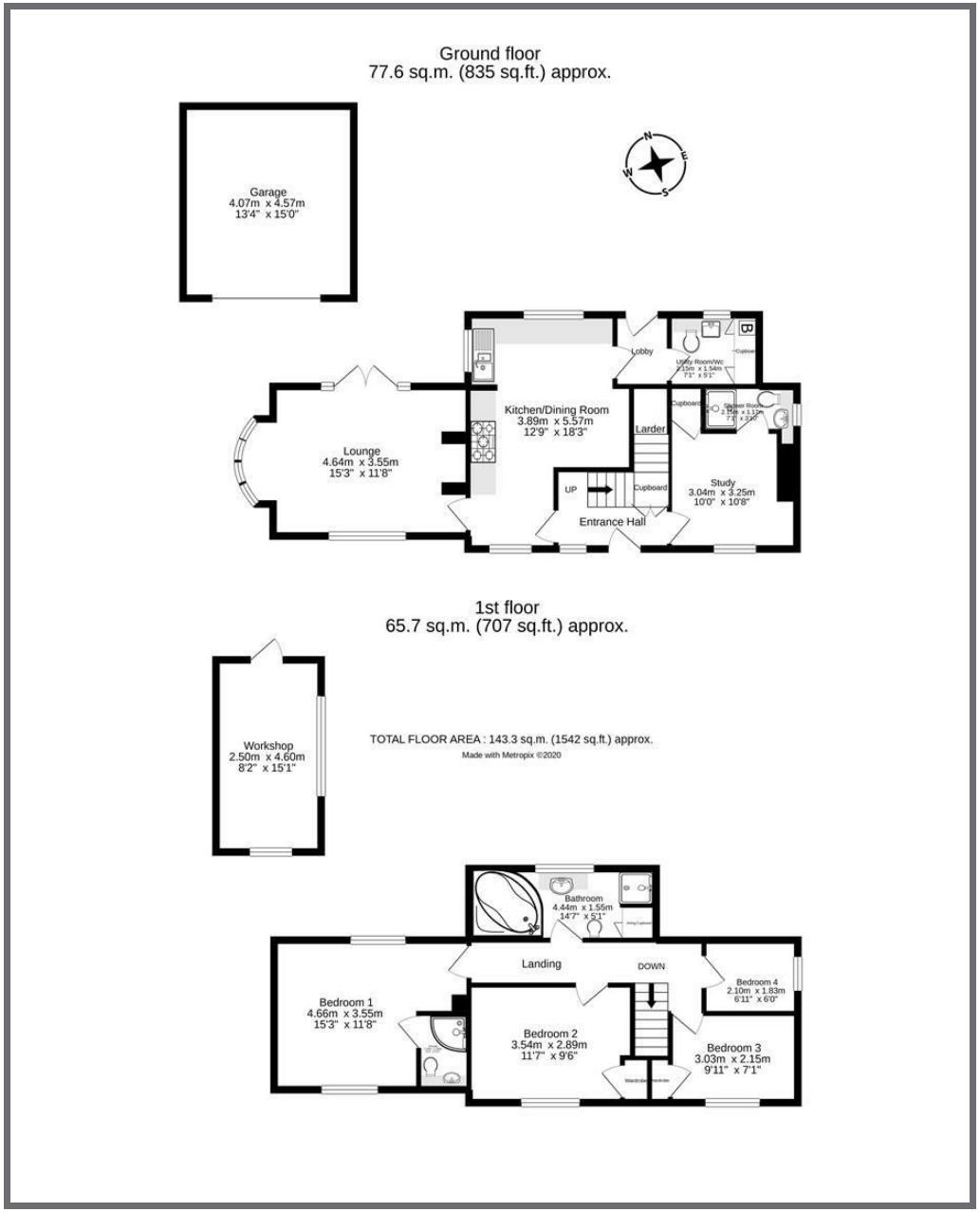


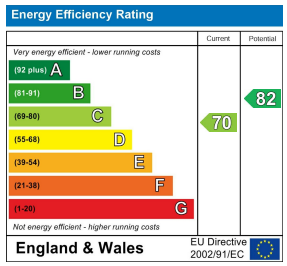




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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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