



The Old Post Office , Wrantage, Taunton TA3 6DB
Offers in Excess of £350,000

GIBBINS RICHARDS 
Making home moves happen

Character cottage being the former Post Office of the village with large gardens, outbuildings and ample parking. Four bedrooms (2 En-suited), the master bedroom having a balcony with stunning rural views. Sitting room, living room, garden room, dining room and study. Fantastic refitted kitchen/diner, and cloakroom. Lovely gardens and outbuildings. Potential for commercial use as on prime main road location, or for multi-generation family. Energy rating : E-48

THE PROPERTY

This substantial character cottage occupies a prime main road location on the edge of the village of Wrantage. Believed to date back to 1815, the cottage was extended in the 1900's to become the village post office, and was subsequently converted into a large family home. The property has generous gardens, ample parking and out buildings and backs onto open fields so fine views are enjoyed to the rear, especially from the balcony to the master bedroom. Internally, the property has a large principle reception room, garden room , dining room, sitting room and study both with wood burners. Undoubtedly the centre piece to the ground floor is the superb bespoke kitchen/diner with central island and built in appliances. There are four bedrooms (2 en-suited) and family bathroom. The M5 motorway, Taunton, Langport and Yeovil are all within easy access so the property does provide potential for commercial interest and would suit a 'B&B', or equally be ideal for those looking for a property to accommodate a large family and to be able to work from home.

- DETACHED CHARACTER COTTAGE
- LARGE GARDENS
- FANTASTIC KITCHEN/DINER
- OFF ROAD PARKING AND GARAGE
- ATTRACTIVE RURAL VIEWS
- 4 RECEPTIONS & 4 BEDROOMS
- BATHROOM & 2 EN-SUITES
- OIL CENTRAL HEATING
- PRIME MAIN ROAD LOCATION





Study	14' 4" x 12' 4" (4.37m x 3.76m) inglenook fireplace and inset wood burner.
Sitting Room	12' 5" x 10' 7" (3.78m x 3.22m) wood burner
Living Room	20' 4" x 14' 1" (6.19m x 4.29m)
Garden Room	13' 5" x 7' 8" (4.09m x 2.34m)
Dining Room	13' 9" x 9' 10" increasing to 12' 2" (4.19m x 2.99m)
Kitchen/Diner	20' 11" x 18' 8" (6.37m x 5.69m)
Utility Room	6' 9" x 6' 7" (2.06m x 2.01m)
Cloakroom	
First Floor Landing	
Bedroom 1	13' 3" x 12' 7" (4.04m x 3.83m)
Bathroom	13' 10" x 6' 11" (4.21m x 2.11m)
Bedroom 2	13' 10" x 11' 3" (4.21m x 3.43m) balcony
En-suite Bathroom	three piece suite.
Bedroom 3	15' 3" x 9' 5" (4.64m x 2.87m)
En-suite Shower Room	three piece suite (wc on macerator).
Bedroom 4	9' 3" x 9' 7" (2.82m x 2.92m)
Outside	Substantial gardens, off road parking. Store Room 16'6" x 11' 0" (4.72m x 3.35m). Garage 15'10" x 12', car port.





The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

This view attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and apparatus shown have not been tested and no guarantee as to their operability or efficiency can be given.
 FLOOR WITH FINISHES IN COLOUR

GROUND FLOOR
 APPROX. FLOOR
 AREA 1250 SQ.FT.
 (119.8 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 890 SQ.FT.
 (79.9 SQ.M.)

