Ivy Cottage
Stapley, Taunton, TA3 7QB
Wellington 7.5 miles. Taunton 9 miles. M5 (J26) 6 miles.

• Spacious Kitchen/Garden Room
• Sitting Room
• Dining Room
• Study
• 4 Bedrooms
• Fibre Optic Broadband
• Double Garage
• Stone Outbuilding

Offers in excess of £500,000

SITUATION
The well regarded village of Stapley is close to the Somerset/Devon border, within the Blackdown Hills, designated an Area of Outstanding Natural Beauty. These beautiful hills afford miles of footpaths and bridleways, ideal for those with walking and riding interests. Whilst the setting is rural, the area is by no means isolated and benefits from relatively easy access to communication links and surrounding districts. The nearby village of Churchinford is within easy reach and maintains an active community, including a primary school, pub, village hall and community-led village shop.

Wellington is within 7.5 miles and offers supermarkets and a range of independent shops, whilst the county town of Taunton is a 20 minute drive and offers a greater range of shops, amenities, schools and sixth form colleges. There is an excellent range of schools in Taunton and Wellington, both in the independent and state sectors. The market town of Honiton, to the south, is also within easy reach and the Devon Heritage Coast and Lyme Regis well inside an hour.

The property is very well placed for access to both the M5 and A303, the primary links between the South East and the West Country. There are regular rail services to London Paddington from Taunton, whilst Bristol and Exeter International Airports provide a number of domestic and international flights.

DESCRIPTION
Ivy Cottage occupies a delightful commanding position with a wonderful southerly orientation overlooking the completely unspoilt surrounding farmland and woodland. Formerly a detached two bedroom cottage dating back to the early 19th century, the property has been substantially enlarged and renovated in more recent times and now provides spacious and useful accommodation, including a fantastic garden room, perfect for both day-to-day living and entertaining enjoying the fine outlook. Much of the charm of the original cottage has been retained, along with newer materials and modern attributes, including exposed beams and an inglenook fireplace in the dining room.

ACCOMMODATION
The pillared entrance porch includes fitted bench seats and a part glazed door opening into the ground floor accommodation.

The combination of the kitchen and garden room is particularly impressive; the space has been cleverly used to differentiate between the rooms, although providing the sense of open plan living. The kitchen is comprehensively fitted with a range of base and wall mounted units with fitted work surfaces, one and a half bowl single drainer stainless steel sink unit, space for electric cooker and plumbing for dishwasher. The garden room is a wonderful light and airy triple aspect room with French doors opening onto the south facing terrace and providing far reaching views over the garden and the surrounding countryside, it has part vaulted ceiling with exposed oak beams and Karndean flooring.

There are three good reception rooms. The dining room is situated in the original cottage and accordingly has a wealth of character, including exposed beams, an inglenook fireplace with inset Villager woodburning stove and the ‘original front door’ opening under an attractive thatched canopy. The sitting room is another light and airy double aspect room, again, enjoying a southerly orientation with views over the garden, reconstructed stone faced fireplace with display/storage area to one side and exposed ceiling timbers. There is also a study, which is currently used as a TV/projection room.

The ground floor is supported by some excellent service rooms. There is a utility room with further range of units and storage, Belfast sink and plumbing for laundry appliances etc., a boiler/work room with Worcester oil fired boiler serving the domestic hot water and central heating systems, hatch to loft space, workbench and a separate cloakroom fitted with a modern white suite.

On the first floor there are four bedrooms. The principal suite has a wealth of exposed ceiling timbers, chimney breast with exposed stonework and built-in wardrobe. Beyond is an en-suite dressing room and bathroom, fitted with a suite comprising panelled bath with Triton T80 shower unit over and shower screen, hand basin with cupboards below, close coupled w.c and bidet, further matching wall cupboards. The visitors bedroom benefits from a double aspect looking out over the gardens and there are two further bedrooms, one with useful storage. There is also a separate shower room comprising shower enclosure, pedestal wash hand basin, close coupled w.c.

OUTSIDE
The property is approached from the lane over a gravelled driveway giving access to a detached double garage, adjacent garden and a store in local stone. The gardens lie to the rear of the property and enjoy a southerly orientation and being adjacent to open pasture, they enjoy a high level of privacy. Immediately to the rear of the property there is a raised paved terrace providing an attractive sitting/dining area. The remainder of the garden is lawned with a pathway giving access to a further paved and gravelled sitting out area, again affording wonderful views over the garden. Situated next to the cottage is an attractive waterfall feature in Lakeland slate. The lawn is bounded by well stocked flower and shrub borders with steps giving access to a lower area of lawn with a further paved terrace with pergola over, again affording lovely views over the adjacent farmland.

SERVICES
Mains water and electricity. Private drainage. Oil fired central heating, Ftp (Fibre to property) to be installed July 2017.

VIEWING
Strictly by prior appointment through the agents, Stags, on 01823 662822.

DIRECTIONS
From Taunton head south towards the Blackdown Hills and through Blagdon Hill, following the signs to Churchinford. On passing Culmhead Business Park take the next turning right, signposted Smeatharpe. Take the first turning right signposted to Stapley and follow the road into the hamlet, where Ivy Cottage will be found after a short distance on the left hand side.
Ivy Cottage, Stapley, Taunton, TA3 7QB

7 High Street, Wellington, Somerset, TA21 8QT
Tel: 01823 662822
wellington@stags.co.uk

These particulars are a guide only and should not be relied upon for any purpose.

Stags
7 High Street, Wellington, Somerset, TA21 8QT
Tel: 01823 662822
wellington@stags.co.uk

Copyright nichecom.co.uk 2017  Produced for Stags
NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale

Cornwall | Devon | Somerset | Dorset | London