



**STAGS**

Riverside Cottage

# Riverside Cottage

Curload, Stoke St Gregory, Taunton, TA3 6JE

Langport - 9 Miles, Taunton - 10 Miles, M5 Junction 25 - 7.5 Miles

- Kitchen/Breakfast Room
- 2 Sitting Rooms
- Bar & Games Room
- Utility Room
- 6 Bedrooms (3 En-Suite)
- 2 Further Shower Rooms & Family Bathroom
- Covered Area with Hot Tub, Private Front Garden & Terrace

**Guide price £555,000**

## Situation

The property is situated in the hamlet of Curload, on the edge of the Somerset Levels, an area famous for its withy (willow) beds and basket making and designated as an Environmentally Sensitive Area. Close by are the popular villages of Stoke St Gregory and North Curry, providing a range of local facilities, including post offices, primary schools, general stores, health centre, churches and pubs, which serve excellent food. A more comprehensive range of amenities are available in the County Town of Taunton, which is approximately 10 miles away, and includes excellent state and independent schools, a theatre, County cricket ground and railway station, with frequent services to London Paddington. The M5 motorway is also extremely accessible with junction 25 only 7.5 miles from the property.

## Description

Riverside Cottage is a substantial detached house with scope to provide an annexe or accommodation for two families. The house is currently run as an established and highly successful self-catering business providing a rare business and investment opportunity. Formerly two cottages, the house has been tastefully converted to make a stunning Boutique style house. Completely renovated and improved by the current owner, Riverside now offers well-proportioned accommodation arranged over three floors. There are attractive, spacious living areas with a combination of slate and tiled (wood effect) flooring, and the property is equipped with high specification fittings and furnishings. On the first floor is a spacious landing, with three double bedrooms, a beautifully fitted bathroom (with shower) and a further separate shower room. On the second floor is the master bedroom with its own shower room/WC. At the other end of the house accessed by a separate staircase are two double bedrooms, both with en-suite shower rooms/WC. Outside is a wide gravelled parking area with gates opening onto an enclosed front garden, with a deep paved terraced area and a covered area including a hot tub. At the back of the house is the river bank, which can be accessed from the kitchen, and provides a beautiful sitting out area with views over the river and access to miles of walking over The Levels.



A beautifully renovated & restored Victorian house, overlooking the River Tone.





## Accommodation

The front door opens into the entrance porch, which in turn opens into the first sitting room, with a slate floor, turning staircase to the first floor, a fireplace with working log burner at one end of the room and front aspect windows. This room opens through to the kitchen/dining room, with a benched seating area at one end. The kitchen is fitted with a range of Shaker style wall and base units with work surfaces, a 1500 Platinum Rangemaster cooker and a range of integrated appliances including a fridge freezer. Steps lead up from the kitchen via a small door out onto the river bank. There is a door leading through to a family room, with an open fireplace recess (ready for log burner to be connected), dual aspect windows and turning staircase providing access to the first floor. There is also access to the shower room and a WC, and a door leading through to the garden room, overlooking the front garden. Adjacent to the first sitting room is a utility room with sink, washing machine and tumble dryer/laundry area with steps up to a door, which leads out on to the river bank. There is an inner lobby with a larder fridge and cloakroom area, with door leading through to the bar/games room, with separate bar area and sliding doors opening onto the covered area, with hot tub and access to the patio.

On the first floor is a good sized landing, providing access to three double bedrooms, a shower room (with WC) and a separate bathroom, with integrated shower and WC. Stairs from the landing lead up to the second floor, with Velux windows enjoying wonderful views, and a further beautifully fitted shower room & WC. The staircase from the family room leads to two further bedrooms on one side of the house, both with en-suite showers/WCs.

## Outside

A deep gravelled parking area with double gates opens into the front garden, which is laid to lawn with a paved terrace area and a covered hot tub area. There is a rare tree of heaven in the front garden and established shrubs and bushes. At the rear of the property are steps up across the river wall to the riverbank over which the property enjoys exclusive use. This again enjoys some wonderful views over the River Tone and Levels. There are walks for miles from the back door.

## The Business

Riverside Cottage is for sale as a going concern, complete with furnishings and fittings. It has been established as a highly successful and profitable self-catering holiday business and generates a substantial gross turnover. The house caters for large parties sleeping up to 12 plus 2 children and is advertised on [sleeps12.com](http://sleeps12.com). It already has an impressive diary of firm bookings for months ahead - <http://www.somerset-farmhouse.com/properties/riverside-cottage>

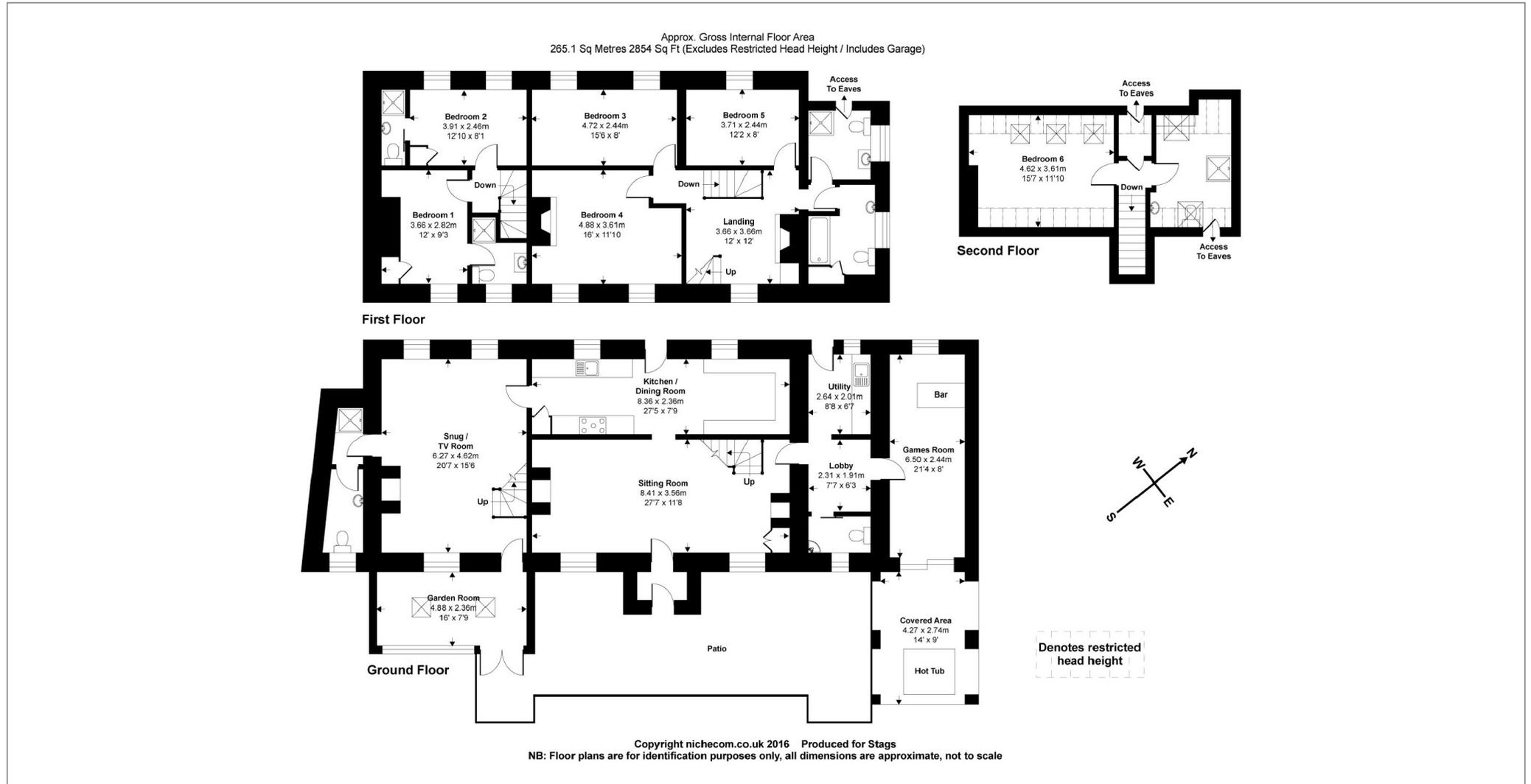
## Services

Mains electricity, water and drainage, oil fired central heating, wireless broadband connected.

## Directions

From the M5 at Taunton (Junction 25), take the A538 in an easterly direction towards Ilminster. At the Thornfalcon traffic lights turn left onto the A378 towards Langport and then almost immediately left again signposted to North Curry. Proceed through North Curry and follow the road to Stoke St Gregory. On reaching the village, turn left after the Willow and Wetland Centre into Curload signposted to Athelney. Proceed down the hill and the property will be found on the left hand side after a short distance.





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



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