



Riverside Cottage



Riverside Cottage

, Taunton, TA3 6TU

A rare development opportunity in a stunning and private setting in favoured Bickenhall

- Charming detached cottage
- Wonderful opportunity
- Planning permission granted & commenced
- Development project
- Set in just under half an acre
- Detached garage/workshop
- Offered with no onward chain
- With river frontage
- Council Tax band F
- Freehold

Guide Price £450,000

SITUATION

Riverside Cottage occupies an attractive, private and south facing situation set back some 50 yards from the public highway and is approached over an entrance driveway in the scattered community of Bickenhall which lies approximately seven miles to the south of Taunton close to the foot of the Blackdown range of hills which has been designated an Area of Outstanding Natural Beauty. The local village of Staple Fitzpaine offers an attractive country pub whilst primary schooling and other recreational facilities are available at Hatch Beauchamp approximately two miles away. Taunton has a wide range of shopping, recreational and scholastic facilities, mainline railway station and access to the M5 at junction 25.

DESCRIPTION

Riverside Cottage is believed to be approximately 300 years old is built of local Blue Lias stone and is part rendered under a full cedar shingle roof. The cottage is situated in a wonderful position with attractive gardens and grounds of just under half an acre with the benefit of stream frontage. Planning permission is granted, with the work started, to create a wonderful home. The cottage is situated in a very private position and it is rare that such a property has become available in such a location.



ACCOMMODATION

A door leads to a reception hallway with flagstone flooring, stairs to first floor, and a door to the living room which is a particularly large room with cross beam ceiling, window seats and inglenook fireplace. There is a dining room/bedroom 3 with double aspect windows. The kitchen is fitted with a range of units with space for dishwasher, four ring oven and slate flooring. A rear lobby has a wc and boiler room.

On the first floor there are two bedrooms. The master bedroom being particularly large offering the opportunity for division, if desired, and double aspect windows. The second bedroom has a window to the rear. There is a separate airing cupboard, bathroom with a bath and separate shower cubicle. A study completes the accommodation.

Planning permission has been granted for a double storey extension which would create four bedrooms in total and an open plan kitchen/dining room.

OUTSIDE

Riverside Cottage occupies an private position set in just under an half an acre, approached over an attractive entrance drive set back some 50 yards from the public highway. The drive leads to an excavated hardstanding where there is planning permission for a detached garage block (11m long x 6m deep) with storage room above with the potential, subject to planning, for permission to become a two bedroom annexe flat, and extends past the front of the house with a stone wall to one side having steps up to an area of garden. To one end is a detached timber clad garage with room above which could be used for a variety of purposes and has electric light and power. The main area of garden is to the west of the cottage bordered by a river and is laid to lawn, planted with a variety of fruit trees and extends to the rear and back around to the other side of the cottage where there is a further hardstanding/parking area.

Designer landscape garden drawings are available.

AGENT'S NOTE

Planning Application No 04/15/0005

SERVICES

Mains electricity and water. Private drainage - 10 person treatment plant installed 2021. Oil fired central heating - new boiler 2025. Superfast broadband available (Ofcom), mobile signal good outdoors, variable indoors (Ofcom). Please note the agents have not inspected or tested the services.

DIRECTIONS

From Taunton proceed out along South Road into Shoreditch road and go over the motorway bridge and take the first left signposted to Staple Fitzpaine. Once in the village, just past the pub turn left and follow this road passing the chapel on the left and then take the second right. Follow this lane and the entrance to Riverside Cottage can be found on the right hand side



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		74
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	49	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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