



Boo Cottage



STAGS

Boo Cottage

Kingston St Mary, Taunton, Somerset, TA2 8HW

Taunton Town Centre 3.6 miles

A delightful Grade II Listed two bedroom period cottage occupies a central position within the desirable Quantock village of Kingston St Mary offered with NO ONWARD CHAIN.

- Charming Grade II Listed period cottage
- Character features throughout
- Fitted kitchen with Belfast sink and wooden worktops
- Modern bathroom suite
- NO ONWARD CHAIN
- Sought-after village location cottage
- Sitting room with wood-burning stove
- Two bedrooms
- Attractive enclosed front garden
- Freehold

Guide Price £250,000

SITUATION

Kingston St Mary is a desirable village situated on the edge of the Quantock Hills, an Area of Outstanding Natural Beauty, offering an excellent balance of rural surroundings and accessibility to Taunton. The village enjoys a strong community atmosphere and a range of local amenities, while the county town provides extensive shopping, leisure and transport links.

DESCRIPTION

Nestled in the heart of the highly sought-after Quantock village of Kingston St Mary, Boo Cottage is a charming Grade II listed period home offering character, comfort and a wealth of original features. This delightful two-bedroom cottage enjoys a central village position and presents an excellent opportunity for those seeking a characterful home in an attractive Somerset setting.



ACCOMMODATION

The welcoming sitting room is full of character, featuring an attractive fireplace with a wood-burning stove set on a tiled hearth with timber surround and mantel. A bespoke integrated bookcase enhances the room, while stairs rise to the first floor and a useful storage cupboard provides additional practicality.

The kitchen is fitted with a range of wall and base units complemented by wooden worktops and a traditional Belfast-style double sink with Victorian-inspired mixer tap. Integrated appliances include a fridge/freezer, alongside a recently installed cooker and hob. There is also plumbing for a washing machine and a wall-mounted combination boiler.

The bathroom is appointed with a modern suite comprising a bath with Triton shower over, pedestal wash basin and WC. Fully tiled walls and a heated towel rail complete the space.

On the first floor are two characterful bedrooms, both benefitting from painted timber double-glazed windows and radiators. The principal bedroom enjoys dual-aspect windows, fitted shelving and a bright, airy feel, while the second bedroom provides flexible accommodation suitable for guests, a nursery or home office.

OUTSIDE

To the front of the property is an attractive enclosed garden featuring brick paving, a raised shrub border and an additional paved seating area. A gated pedestrian entrance provides access from the front.

SERVICES

Mains drainage, electricity, gas, water. Gas central heating. Standard broadband available (Ofcom), Mobile signal Variable indoors, Good outdoors with EE, variable with other providers (Ofcom). NB the agents have not inspected or tested the services.

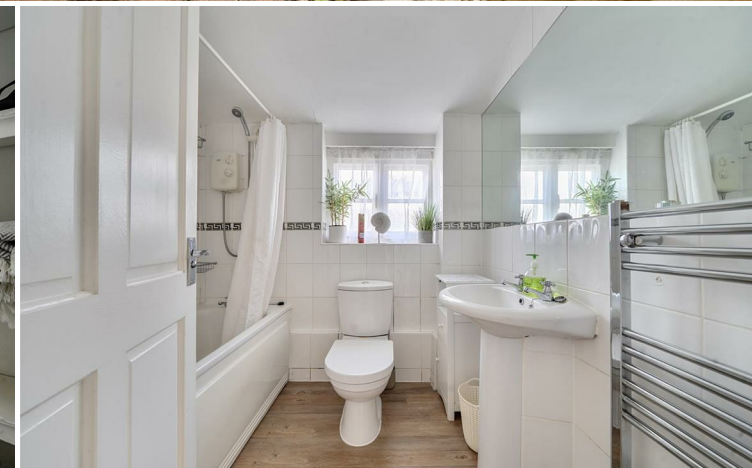
DIRECTIONS

What3Words: [///images.zeal.tummy](#)

AGENT'S NOTE

We understand that the property has been used as a holiday let and was re-classified as a business. It is below the business rate threshold so no rates are paid. It can easily revert to residential.

The property has been used as a holiday let since 2019 - the last three year's net income (after agent's percentage) are: 2023 - £10,980, 2024 - £12,660, 2025 - £11,500



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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

5 Hammet Street, Taunton, TA1 1RZ

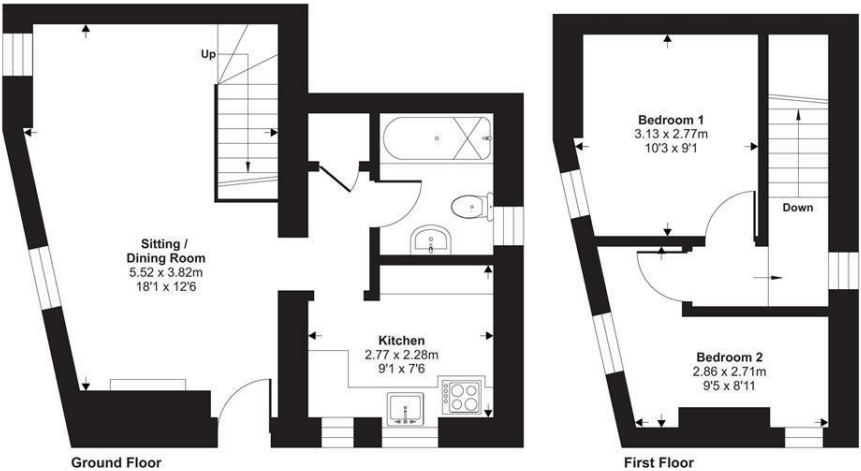
taunton@stags.co.uk

01823 256625



Approximate Area = 596 sq ft / 55.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1516340