

Little Thatch

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Buckland St Mary, Chard, TA20 3RF

Horton 3.5 miles, Taunton 9.5 miles

A charming detached period house situated in an enviable setting which has been sympathetically extended and restored and enjoys stunning views over the surrounding countryside.

- Substantial detached period house
- Unlisted property retaining many period features
- Four reception rooms
- Four bedrooms and bathroom
- Council Tax band F
- Extensively refurbished throughout
- Open plan kitchen/dining room
- Boot room, utility and wc
- Landscaped gardens and outbuildings
- Freehold

Guide Price £795,000

SITUATION

Little Thatch is situated in an elevated position amongst wonderful rolling open countryside and is approximately one mile from the small village of Buckland St Mary which has a church, village hall, pre-school and primary school. The nearby village of Horton is 3 miles distant and has good shop, post office, doctors' surgery and two public houses.

The town of Ilminster and the County Town of Taunton provides for most other day to day needs.

DESCRIPTION

Little Thatch is a charming period property that has been extended over the years. The current owners have completed a significant renovation finished to a high standard throughout. The scope of work includes but not limited to the complete replacement of the roof structure, new windows and doors throughout, upgraded air-source heating system and new bunded oil tank servicing the Aga.

Further opportunity for expansion remains with planning granted for a significant single storey extension, planning ref: 18/03551/HOU.







ACCOMMODATION

The accommodation is arranged over two floors and includes newly fitted oak framed entrance porch with front door which opens onto the snug which centres on a deep inglenook fireplace with inset bread oven, exposed beam over and beamed ceilings. There are doors to both the boot room and kitchen/dining room The dining room has an open fireplace, front aspect window with seats, and flagstone floor that extends through to the kitchen.

The kitchen is fitted with a bespoke country kitchen with full height larder cupboard and base units, granite work surfaces, oil fired AGA, integral fridge and dishwasher, sink with drainer and mixer tap and doors leading to the utility room and boot room, both with a door to the rear of the property. The utility has space for washing machine, tumble dryer, built in NEFF oven, tiled floor and built in storage cupboard. There is a cloakroom with wc.

There is also a study with full height window to the front of the property, stairs to the first floor, understairs storage cupboards and double doors leading through to the garden room with underfloor heating which takes advantage of the property's setting with stunning views over the valley to the hills beyond.

On the first floor there are four good sized bedrooms all with wonderful views. The family bathroom has been fitted with wc, pedestal washbasin with built in storage cupboards, walk in shower, heated towel rail, underfloor heating.

OUTSIDE

The gardens are a wonderful feature of the property and have been landscaped to provide different areas. The front of the house is bordered with lavender flower beds and there is a substantial gravel parking and turning area. To the rear the garden is predominantly laid to lawn surrounded by borders and includes a number of mature trees and shrubs. There is a good sized vegetable garden with raised beds and chicken run and wooden pergola with walk way running alongside. To the back of the property there is an extensive walled courtyard which catches the sun for most of the day, an oak framed wooden store and further storage/workshop area.

SERVICES

Mains electricity, water. Private drainage - septic tank. Heating - air source heat pump. Ultrafast broadband available (Ofcom), Mobile signal good outdoors (Ofcom). Please note the agents have not inspected or tested the services.

DIRECTIONS

What3Words ///custodian.contexts.paper

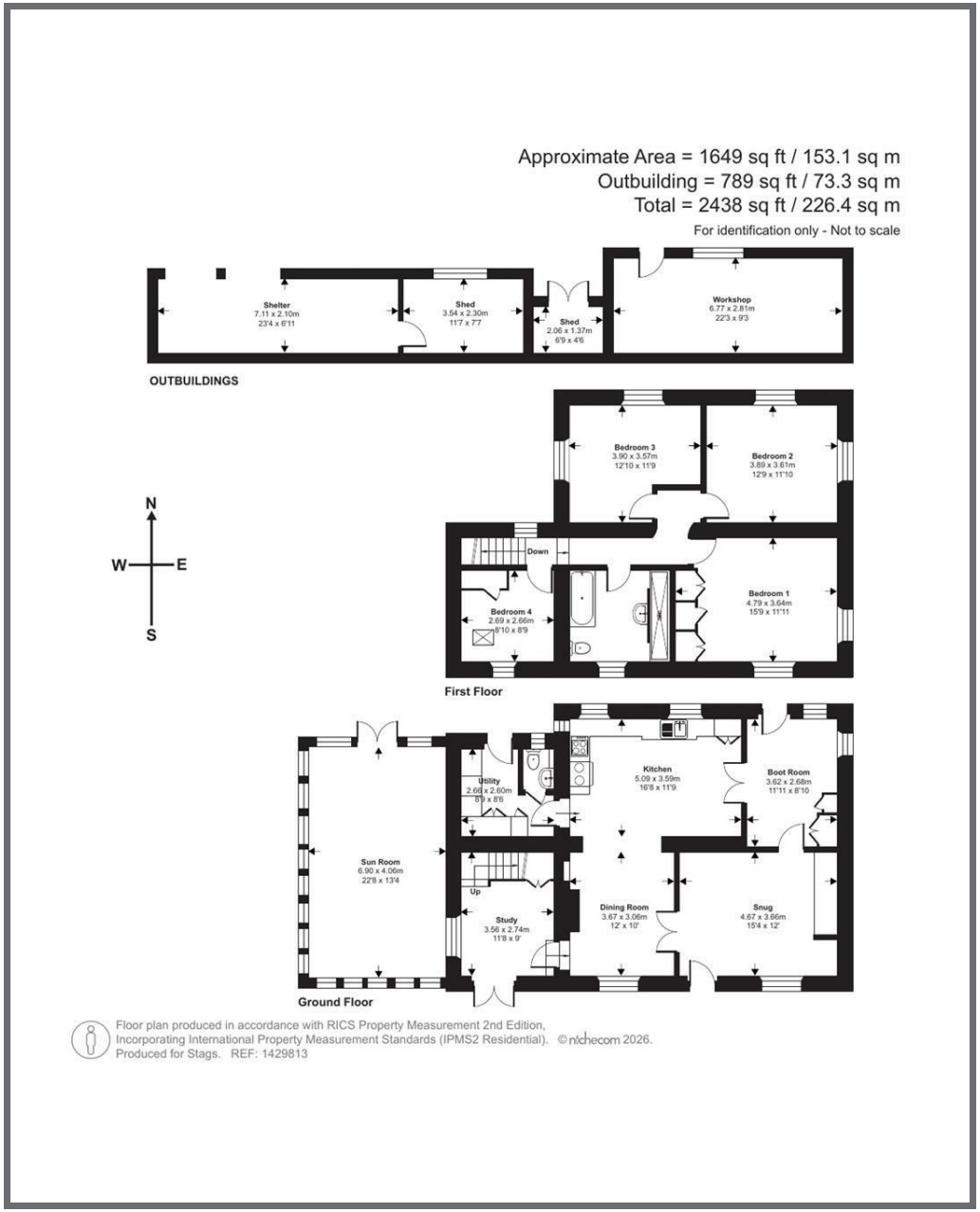


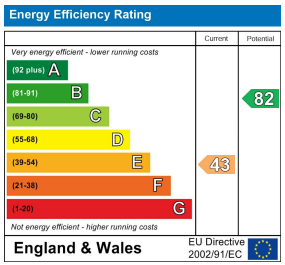




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5 Hammet Street, Taunton, TA1 1RZ

taunton@stags.co.uk

01823 256625