

Rock Cottage, Noahs Hill

STAGS

Rock Cottage, Noahs

West Monkton, Taunton, TA2 8QU

Taunton town centre 4.1 miles.

Rock Cottage is a beautifully renovated period home set in a peaceful rural position on the edge of West Monkton.

- Well-proportioned accommodation
- Cottage garden
- Ample driveway parking
- Period features
- Council Tax band C
- Superbly presented throughout
- Open-plan kitchen / dining room
- Far-reaching views from the first-floor bedrooms
- Planning permission for two-storey extension
- Freehold

Guide Price £425,000

SITUATION

Rock Cottage occupies a quiet and elevated position on the outskirts of West Monkton, a sought-after village at the foot of the Quantock Hills. The area offers superb walking, riding and outdoor pursuits, while Taunton lies approximately 4 miles away, providing an excellent range of shops, schools, cultural amenities and a mainline rail service to London Paddington. The M5 (J25) is also within easy reach, making the property well placed for commuting.

DESCRIPTION

Rock Cottage is a beautifully renovated period home offering well-presented and thoughtfully arranged accommodation in a peaceful rural setting, enjoying an elevated position with far-reaching views across the surrounding landscape.







ACCOMMODATION

The accommodation is well arranged and presented to a high standard throughout. The ground floor features an attractive open-plan kitchen/dining room, fitted with painted shaker-style units, a Belfast Farmhouse kitchen sink ,solid oak work surfaces, tiled flooring and heavy beamed ceilings, with steps rising to a dining area with flag stone slabs and a log burner. A separate dual-aspect sitting room provides additional living space and enjoys excellent natural light.

On the first floor, a light landing with vaulted ceiling and Velux windows leads to three bedrooms, including a generous dual-aspect master bedroom with stunning views across to the Blackdown Hills, a second bedroom with vaulted ceilings, and a third double bedroom. The heritage style bathroom suite offers a roll top bath with shower over, WC and wash basin with front-aspect window.

OUTSIDE

The property enjoys traditional cottage gardens laid to lawn with deep planted herbaceous borders and gravelled pathways leading to the timber porch surrounding the front door. A raised terrace provides an excellent area for outdoor seating, complemented by a shed with power connected, a further brick-built storage shed and greenhouse. The house benefits from generous off-road parking, including a private tarmac driveway for two vehicles and with two further spaces opposite the shared drive, together with a south-westerly aspect that offers excellent natural light throughout the day.

PLANNING

There is planning permission in place for a two-storey extension. Planning reference number: 48/25/0052

SERVICES

Mains water, gas, electricity and drainage. £60 per year must be contributed towards the upkeep of the shared driveway. Ultrafast broadband available (Ofcom), Mobile signal variable to good outdoors with all providers, variable indoors with EE (Ofcom) Please note the agents have not inspected or tested these services.

DIRECTIONS

From the centre of Taunton, proceed through the village of Monkton Heathfield and turn left onto Mead Way. Follow the road until you reach the right hand turning signposted towards West Monkton. Follow the road for approximately 0.4 miles before bearing left up the hill denoted by a Stags "For Sale" sign. Proceed to the very top of the hill bearing left where the property can be identified.





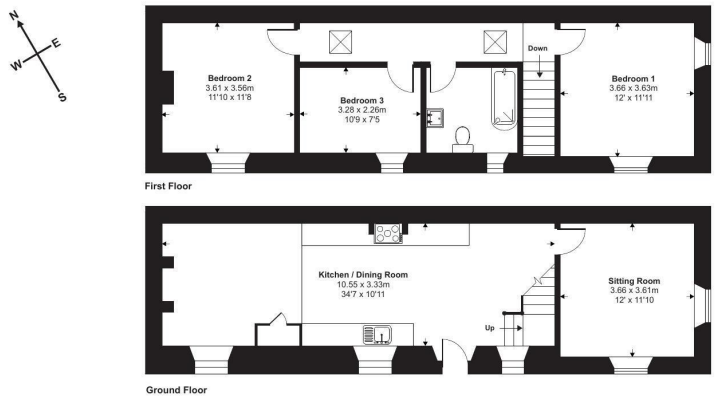


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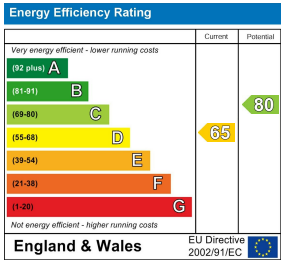


Approximate Area = 1097 sq ft / 101.9sq m

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: 1421490



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