



Curland House



Taunton 6 Miles, Ilminster 7 Miles

**An exceptional modern house
set in a stunning private
position with wonderful views.**

- 4.49 Acres (More Land Available)
- Beautiful Kitchen / Breakfast Room
- Double Garage
- Landscaped Gardens
- Four Bedrooms
- Three Bathrooms
- Stunning Conservatory
- Four Reception Rooms
- Private Location

Guide Price £975,000



Situation

The property occupies a superb position close to the beautiful village of Curland. The property is situated at the foot of the Blackdown Hills; an Area of Outstanding Natural Beauty with many foot and bridle paths offering excellent walking and riding opportunities. The property is located just 7 miles from the historic town of Ilminster and approximately 6 miles from the County town of Taunton, which has a wide range of shopping, scholastic and leisure facilities. There are good independent schools within reach and Taunton provides access to the M5 motorway at Junction 25, as well as mainline rail links to London Paddington. The A303 is within an easy commute and gives good access to Southern England. Whilst benefitting from the attractive and rural position, the property also enjoys easy access to all main routes of communication. There is a village pub just down the hill at Staple Fitzpaine.

Description

Curland House is a stunning detached property constructed approximately 10 years ago and was built of rendered elevations on a stone plinth with bath stone detailing under a slate roof. The property offers spacious, light and free flowing accommodation with lovely reception areas including a good sized principle living room, study and a dining room however; the centre piece of the property is the kitchen / breakfast room, leading into the wonderful conservatory. These areas all enjoy the views and are the focal point of daily living. There is also a utility room and a cloakroom.

On the first floor, there are four

bedrooms, two of which are en-suite and the master bedroom also has a lovely balcony. The whole house is well constructed and benefits from many modern features. Lutron Lighting is evident throughout the property.

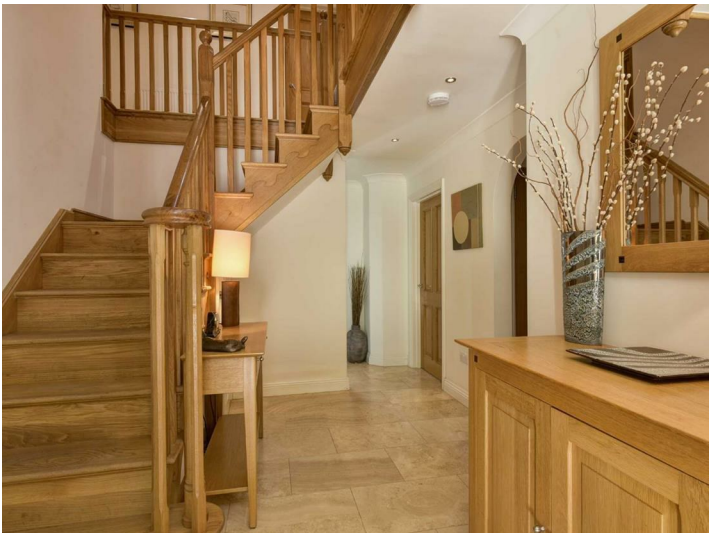
Outside

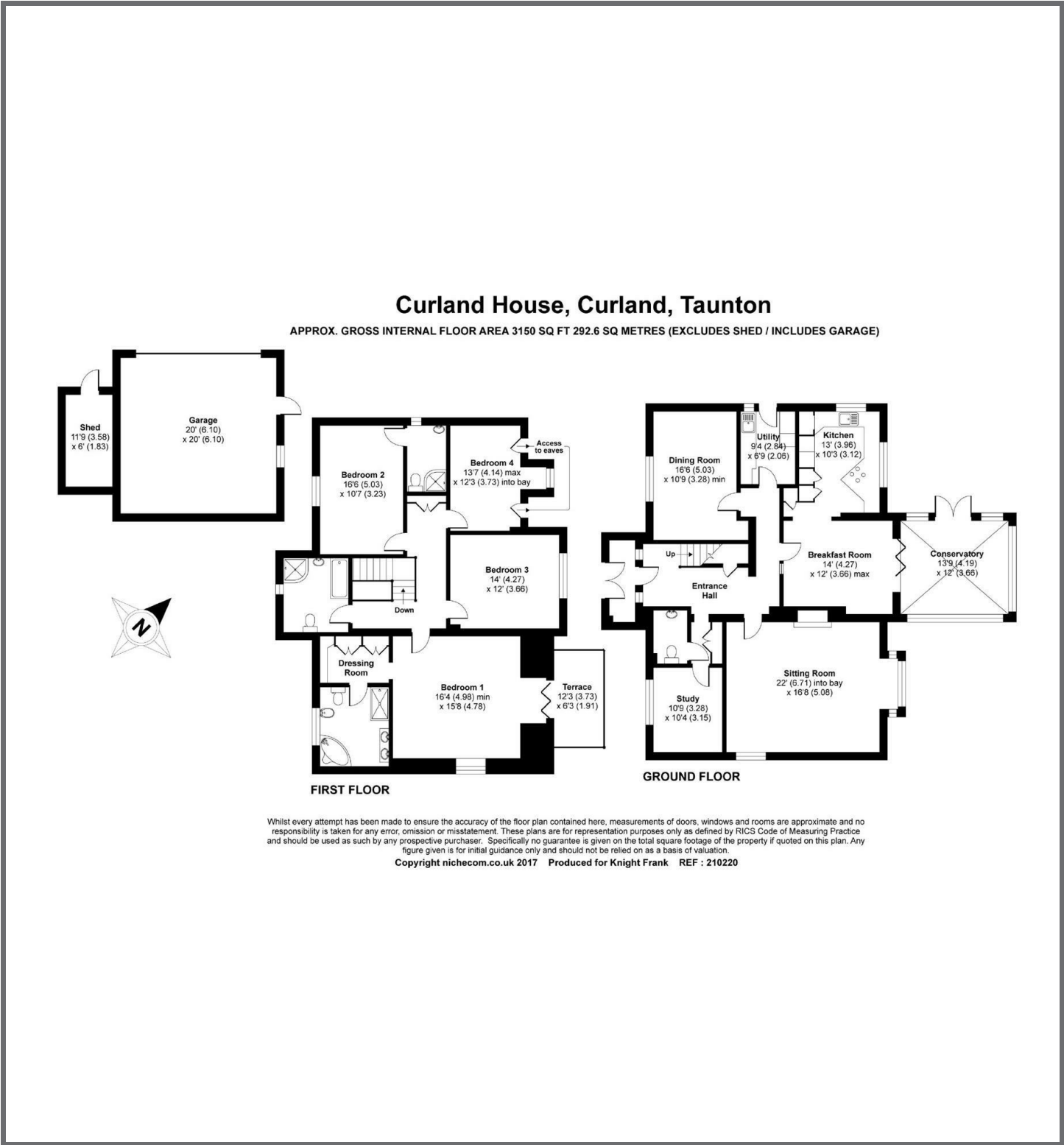
The property is approached via a pair of hardwood electrically operated gates on stone pillars. The driveway leads to a large parking area with space for multiple vehicles. A detached stone built double garage sits close to the house with light and power provided and with a side timber storage shed. The gardens surround the house on three sides and are largely dedicated to lawn. There is a wonderful stone terrace on the western side, that sweeps round to the rear of the property and takes full advantage of the views. There are also two ornamental ponds, which adjoin the terrace area with a waterfall feature. Adjoining the garden is a paddock, which in all extends to 4.49 acres.

There is further land available by separate negotiation.

Directions

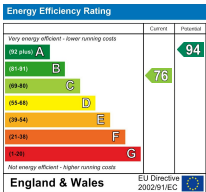
From the centre of Staple Fitzpaine, head South climbing up the hill. Approximately 1 mile from Staple Fitzpaine, and having gone past the left hand turn to Curland, take the next left hand turn and the property can be found on the left hand side after approximately 200 yards.





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

5 Hammet Street, Taunton, TA1 1RZ



01823 256625
taunton@stags.co.uk

stags.co.uk



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London