



1 Dobins Cottages



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West Bagborough, Taunton, Somerset, TA4 3EP

Taunton 8 Miles, Williton 8 miles

A charming semi-detached cottage set in a delightful position in the Quantock Hills.

- Spacious Period Cottage
- Access to the Quantocks
- Three Double Bedrooms
- Useful Outbuilding
- Freehold
- Secure Garden
- Two Reception Rooms
- Two Bathrooms
- Garage
- Council Tax Band C

Guide Price £425,000

SITUATION

1 Dobins Cottages is situated in the hamlet of Shopnoller close to the highly sought after village of West Bagborough. Located on the South facing slopes of the famous Quantock Hills, the first AONB in the country. There is direct access to the hills for those with an interest in outdoor pursuits. The north Somerset coastline and the Brendon Hills are also easily accessible. The village of West Bagborough is within a conservation area and has local facilities, which include a popular public house known as The Rising Sun Inn, an ancient Church and a cricket club together with a further selection of everyday amenities in the nearby villages of Crowcombe, Stogumber and Bishops Lydeard. The County Town of Taunton is approximately nine miles to the South East and offers an extensive range of shopping and leisure facilities, these include Taunton Racecourse and Somerset Cricket Club. Taunton is also well known for its excellent scholastic facilities in both the state and private sectors. The town has great communication links via the M5 motorway interchange at junction 25 and a mainline railway station, which has frequent services to London Paddington and the rest of the country.

DESCRIPTION

1 Dobins Cottages is a charming period thatched cottage with stone elevations benefitting from a large front garden and a driveway with ample parking. The cottage has been improved by the current owners including the installation of new timber double glazed windows and the rebuilding of the chimney.



ACCOMMODATION

The accommodation comprises an entrance porch that leads via the front door into the dining room. This is a dual aspect room with an oak floor, open fireplace with an inset wood burner and a brick and stone surround. The sitting room is a wonderful area with an open fireplace and an inset wood burner. There is oak flooring, exposed beams and a window with a window seat providing delightful views over the garden together with a recess study area. From the dining room a door provides access to the inner hall with access to a cloakroom with a wash hand basin and low level WC.

Adjoining this there is a back door that opens to outside. The laundry room has a tiled floor with plumbing for a washing machine and tumble dryer. The kitchen has lovely views towards the Quantocks and includes a range of Shaker style wall and base units with a single drainer sink unit, integrated dishwasher and integrated under counter fridge, oven and hob with tiled floor. This space is a charming feature of the property.

From the sitting room stairs rise to the first floor. Bedroom one is a dual aspect room with wonderful views and benefits from an en suite shower room with a corner shower, wash hand basin and low level WC. In addition, there is a family bathroom with a wash hand basin, low level WC and bath as well as a fitted cupboard. Bedrooms two and three are both good size rooms providing lovely views.

OUTSIDE

The property is accessed via the village road, but a driveway leads round to the back of the property where there is a gravel parking area that adjoins the garden. There is a garage and garden store, which are shielded from the village road by a wall. It is considered possible to remove the wall and the timber framed garage if required subject to the necessary planning consent. The garden is well fenced, predominately to the front of the property and laid to lawn.

SERVICES & AGENT'S NOTE

Mains electricity, water. Private drainage - shared septic tank. Oil fired central heating, 1 x multi-fuel burner, 1 x log burner. Ultrafast broadband available (Ofcom), mobile signal good outdoors, variable in home (Ofcom). Please note the agents have not inspected or tested the services.

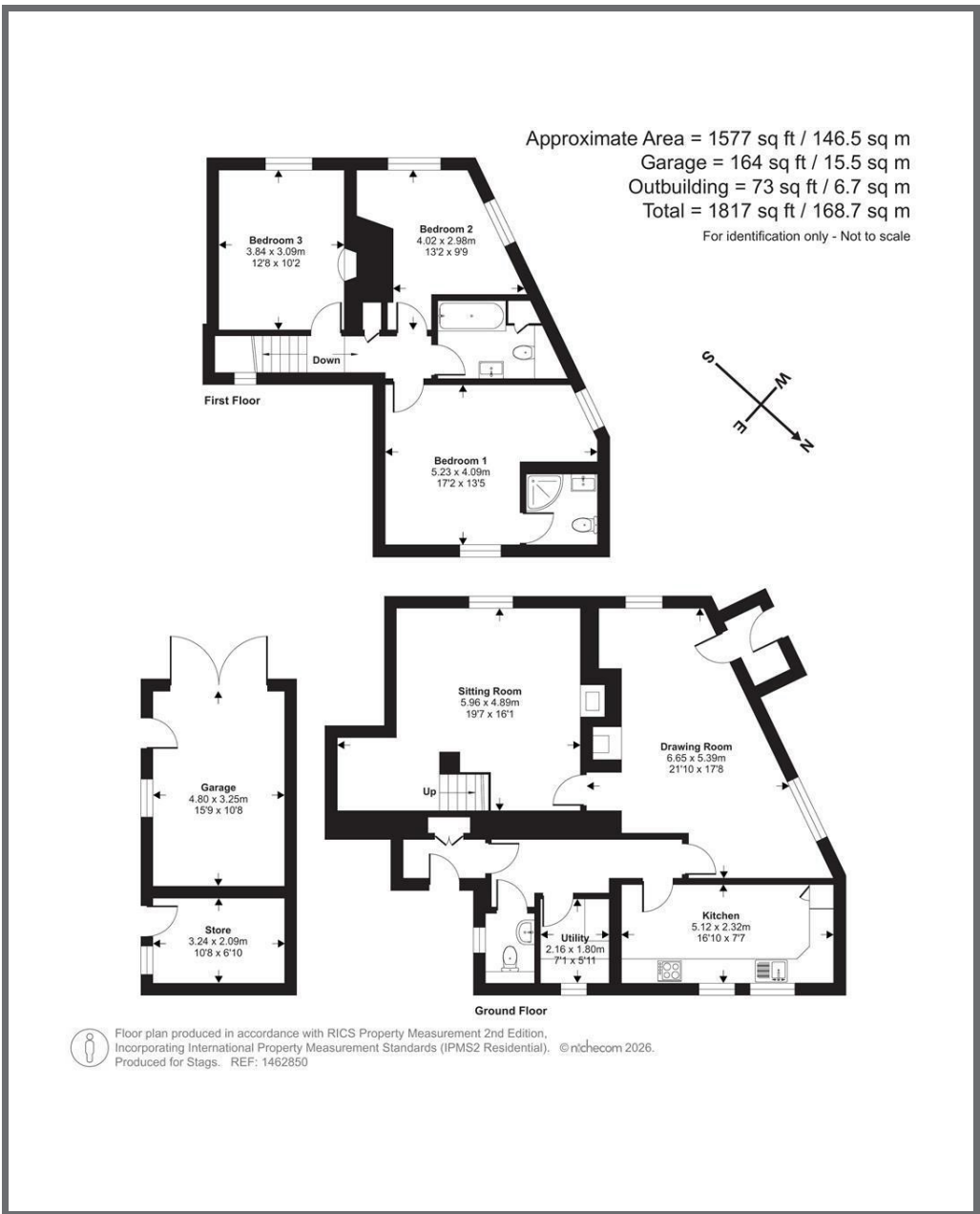
The neighbouring property has a flying freehold over part of the sitting room.

DIRECTIONS

Follow the A358 from Taunton towards Minehead, go past Combe Florey and take the right turn down New Road towards West Bagborough. Go past Crossways Farm and take the next right towards Shopnoller Farm. Go past Dobins Farm and 1 Dobins Cottages is on your right. Park in the stubble field opposite as signposted by a Stags "For Sale" board.



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.



5 Hammet Street, Taunton, TA1 1RZ

taunton@stags.co.uk

01823 256625



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			
		52	71
England & Wales		EU Directive 2002/91/EC	