

# The Old Pottery

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West Bagborough, Taunton, Somerset, TA4 3EF

Charming three-bedroom stone cottage, situated in the centre of the popular village of West Bagborough, situated at the foot of the Quantock hills. Offered with no onward chain.

- Spacious End Terraced Cottage
- Sitting Room with Inglenook Fireplace
- Open Planned Kitchen/Dining Room
- Enclosed Terraced Rear Garden
- Three Bedrooms & Bathrooms
- Utility & WC
- Off road Parking
- Popular Village Location
- Council Tax Band E
- Freehold

## Guide Price £350,000

### SITUATION

The Old Pottery is situated on the outskirts of a small village considered to be one of the most sought after on the southern slopes of the Quantock Hills. With a good village community West Bagborough is the home of Bagborough House and adjoining ancient village church. There is also a cricket ground and village inn and is close to the sought-after village of Crowcombe with church, village inn and community hall and in the opposite direction there is Bishops Lydeard with Co-op store and church.

Taunton, the County Town of Somerset, has a good shopping centre and is the home of Somerset County Cricket Club and is well known for its good range of independent schools including King's and Queen's Colleges, Taunton School and Richard Huish Sixth Form college. Taunton also has a main line railway station with fast trains scheduled to arrive in London Paddington in 1hour 45 minutes. The motorway junction provides fast and easy access to the rest of the country. The Quantock Hills are beacon topped hills providing excellent walking and riding country with wonderful panoramic views.







## DESCRIPTION

The Old Pottery is a delightful stoned cottage, which retains much of original charm and characters, which includes inglenook fireplaces, wood burning stove, exposed oak wooden floors and ceilings and large windows that flood the rooms with natural light. There is an enclose terrace rear garden and the house enjoys a wonderful position in the centre of the popular village.

## ACCOMMODATION

The accommodation Includes an entrance lobby with a multipaned glazed door opening through to the sitting room, which centres on a large inglenook fireplace, inset wood burning stove, there are exposed wooden floors, front aspect window and a turning staircase leading to the first floor.

A further door leads through to the open planned kitchen dining room, which the kitchen area includes a range of fitted shaker style wall and base units, includes a range of integrated appliances in including built-in over, electric hob with extractor hood over, there is an open fireplace, exposed wooden floors and window to front. There is a utility room with downstairs cloakroom with plumbing and space for an automatic washing machine and space for a tumble dryer and door leading out to a courtyard to the rear garden.

On the first floor there are three good sized bedrooms and a fitted bathroom suite including panelled bath, wash basin, enclosed tiled shower cubicle and WC.

## OUTSIDE

At the front of the house there is a brick paved driveway providing parking. To the rear of the property there is an enclosed courtyard with steps leading up to the rear garden, which is terraced timber decking area and planted herbaceous borders.

## SERVICES

Mains drainage, water, electricity. Central heating provided by oil fired Heritage Aga boiler. Ultrafast broadband available (Ofcom), mobile signal good outdoors (Ofcom). Please note the agents have not inspected or tested the services.

The neighbouring property has a limited right of access to the rear to access their garden.

## DIRECTIONS

On entering the village continue past the church and cricket ground and go past The Rising Sun public house and the property, is on the left-hand side after a short distance.

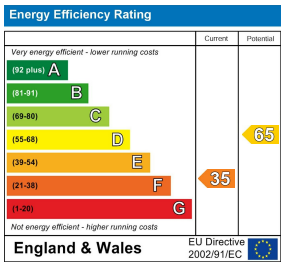






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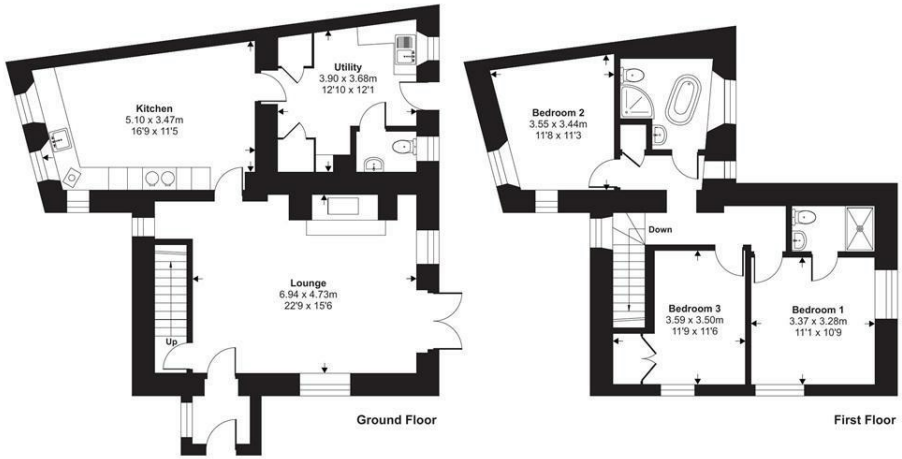

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Approximate Area = 1371 sq ft / 127.3 sq m

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: 1538516