



Barcroft Cottage,

Wrantage, Taunton, Somerset, TA3 6DB

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A very well presented 4 bedroomed detached family home with light airy accommodation and southerly views out across open countryside. Conveniently located within this popular village with excellent road connections and only a short distance to Taunton.

- Attractive 4 bedroom detached village house
- Bespoke contemporary style kitchen
- Brand new conservatory
- Dining/sitting room with wood burning stove
- En suite, family bathroom and cloakroom/WC
- Detached garage
- Large timber cabin with store and sun terrace
- Gravelled driveway and parking

THE AGENTS SAYS...

Barcroft Cottage is a most attractive 4 bedroomed family home, conveniently located within the popular village of Wrantage. The property enjoys a convenient position with easy access to local villages as well as Taunton town centre and the major road networks.

ACCOMMODATION

The property is beautifully presented throughout to include main entrance and porch, A sitting dining room with southerly views out across open countryside beyond. A central feature to the room being a large woodburning stove set on a stone hearth. The room retains original details including picture rails and high ceilings.



A stunning contemporary style kitchen comes with a full range of wall and base units maximising storage space. A full range of integrated appliances include a full height fridge/freezer, an eyelevel double oven and grill with stainless steel extractor over. Ceramic hob inset within stylish worksurfaces that extend across offering excellent preparation work surface area. A dishwasher and washing machine to the side completes the design.

Beyond the kitchen a part glazed door opens into a brand-new conservatory featuring bifold opening doors to one side.

An inner hall gives access to a cloakroom/WC. A study/home office is seen to the side.

The main staircase runs along one side with a side door access leading outside.

On the first floor the principal bedroom is spacious and beautifully appointed with stunning views. A luxury beautifully designed en suite includes a large walk-in shower and integrated vanity units.

Three further double bedrooms, two of which include built in storage, are all individually decorated and a family bathroom completes the accommodation.

Access from the landing into a very useful loft area, which has been fully boarded, provides excellent storage.

GARDENS AND GROUNDS

Barcroft Cottage is approached from the road through a double gated entrance opening into a gravelled parking and turning area with space for several cars.

To one side is a detached garage with power and lighting providing parking for a car as well as additional overhead



storage. Side access leads to the rear garden and house.

The main garden extends out from the rear of the property. This is separated by attractive stone pathways with several lawned areas.

A play area has been separated by established hedging and wrought iron fencing. Following a central path to a fabulous outside entertaining and BBQ area. This attractive corner of the garden enjoys a peaceful and secluded setting with small ornamental trees offering a degree of dappled shade across the terrace.

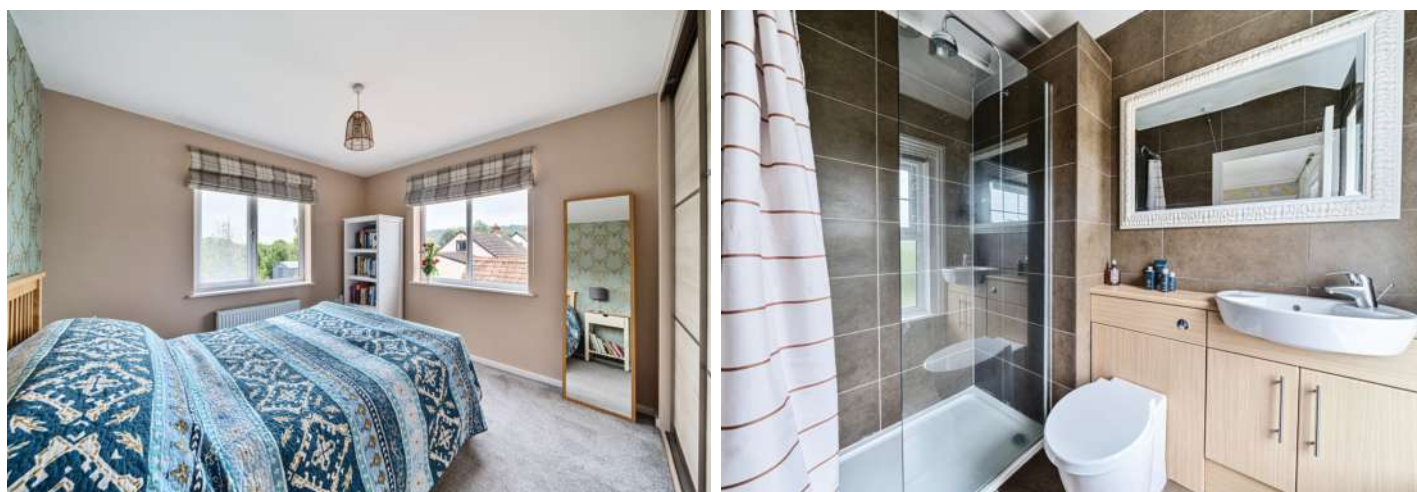
A substantial timber-built cabin is currently used as an extended seating lounge opening out to the outside dining area.

A useful wood store and tool shed is at the other end. A gateway leads onto a footpath which takes you onto wonderful countryside walks.

SURROUNDING AREA

Barcroft Cottage is situated within in the village of Wrantage, which offers a public house and enjoys good access to the larger villages of North Curry, Fivehead and Curry Mallet, which between them provide good local amenities including primary schools, shops, post office and pubs.

Taunton the county town provides a comprehensive range of recreational, scholastic and shopping facilities, as well as an M5 motorway interchange and a main line railway station.

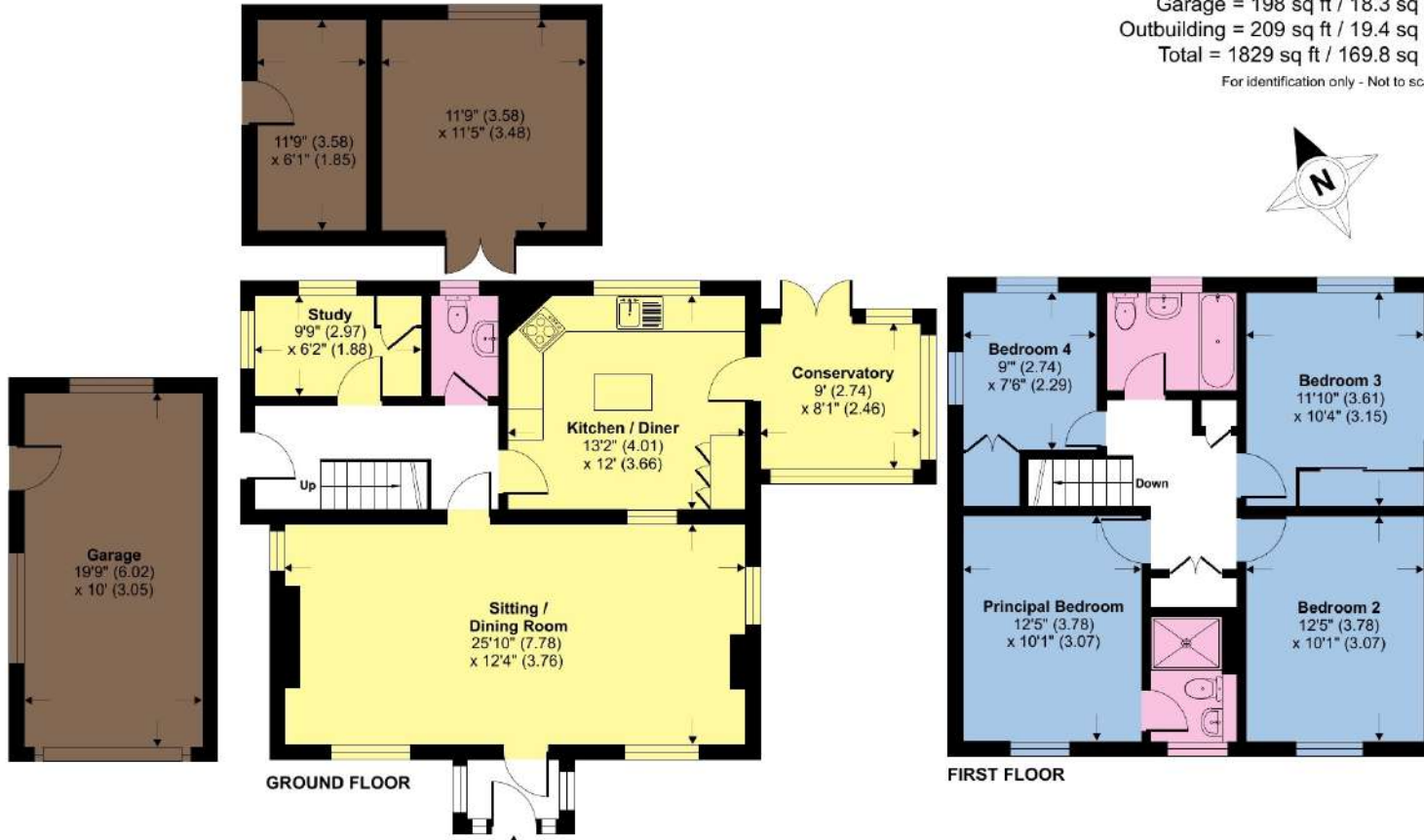




Barcroft Cottage, Wrantage, Taunton, TA3

Approximate Area = 1422 sq ft / 132.1 sq m
Garage = 198 sq ft / 18.3 sq m
Outbuilding = 209 sq ft / 19.4 sq m
Total = 1829 sq ft / 169.8 sq m

For identification only - Not to scale



DIRECTIONS

Leave Taunton in a southerly direction on the A358 towards Ilminster. At the Thornfalcon traffic lights, turn left onto the A378 towards Langport. On reaching Wrantage, the property will be seen as the first visible house on the left-hand side.

SERVICES


Mains water and electricity. Private drainage. Oil fired central heating.

LOCAL AUTHORITY

Somerset Council. Council Tax Band E

ENERGY PERFORMANCE CERTIFICATE

Rating D

 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Humberts. REF: 1194523

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