

FITZHEAD

gth

TAUNTON





Tir Na N'Og, Fitzhead Taunton, Somerset, TA4 3LA

Taunton Town 9.3miles; M5 Junction 25, 11.2 miles



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134 Sqm

An attractive and characterful barn conversion with beautifully established gardens, set in a peaceful position within the sought-after village of Fitzhead.

Freehold Guide Price £485,000

DESCRIPTION

Tir Tir Na N'Og is an appealing period barn conversion combining generous accommodation with plenty of character, all set within a peaceful position in the sought after Somerset village of Fitzhead. Approached along a private no through drive and adjoining just one neighbouring property, the house enjoys a wonderfully tucked away setting. Inside, the accommodation is bright and well proportioned, with exposed timbers and other period features complemented by a number of recent improvements. The gardens are a particular highlight. Beautifully established and enjoying a sunny westerly aspect, they include an attractive terrace immediately behind the house, creating a superb setting for outdoor dining and entertaining. The welcoming reception hall has recently fitted flooring which continues through to the kitchen, utility room and study. There is a useful cloakroom, understairs storage and a separate home office overlooking the terrace. At the heart of the house is a spacious kitchen/breakfast/dining room, recently updated with sage green Shaker style units, solid timber worktops and excellent storage. An electric Range Master cooker with halogen hob provides a focal point. In-built dishwasher. A useful utility/boot room has a stable door opening directly onto the terrace and gardens. The sitting room is a particularly attractive space, with views to the front and rear and



French doors onto the terrace. An impressive inglenook fireplace with oak beam houses a wood burning stove set on a stone hearth. Upstairs, the principal bedroom enjoys views over the gardens, built in wardrobes and an ensuite shower room. There are three further bedrooms, each featuring exposed ceiling timbers. A recently refurbished family bathroom, offering a bath, WC, sink and separate walk in shower, completes the first floor accommodation, together with a useful linen cupboard. New windows have been installed throughout, finished with black internal handles which complement the character of the property.

OUTSIDE

The property is approached along a private drive serving a small number of neighbouring homes before reaching its own driveway, providing parking in front of a detached garage. A side gate leads through to an attractive sun terrace immediately behind the house. Predominantly gravelled and bordered by established planting, this is a wonderful space for outdoor dining and entertaining, with a useful log store positioned alongside the garage. Steps rise to the main garden, which is principally laid to lawn and surrounded by mature borders containing a variety of shrubs, plants and ornamental trees. A garden shed is positioned towards the far end, together with a mature Bramley apple tree. There are in total 3 apple trees. The garden enjoys a westerly aspect and benefits from plenty of afternoon and evening sunshine.

SERVICES & OUTGOINGS

We understand that mains electric, water and drainage are connected to the property. Oil central heating.

Council Tax: *Somerset Council—Band D.*

SITUATION

From Tir Na N'Og is situated within the attractive rural village of Fitzhead, surrounded by the rolling countryside of West Somerset while remaining within walking distance of the heart of the village. Fitzhead has a strong village community with amenities including a popular inn, church, village hall and cricket ground. The village is conveniently positioned between Milverton, Halse and Wiveliscombe. Nearby Milverton provides a good range of everyday facilities including a convenience store, post office, public house, church and primary school, together with a variety of local clubs and organisations.



DIRECTIONS

What3words:///baths.starred.motored

ADDITIONAL INFORMATION

Broadband: FTTP—Ultrafast broadband is available—highest available download speed 900 Mbps, highest available upload speed 900 Mbps. (Openreach).

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a VERY LOW RISK from River/Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).



VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

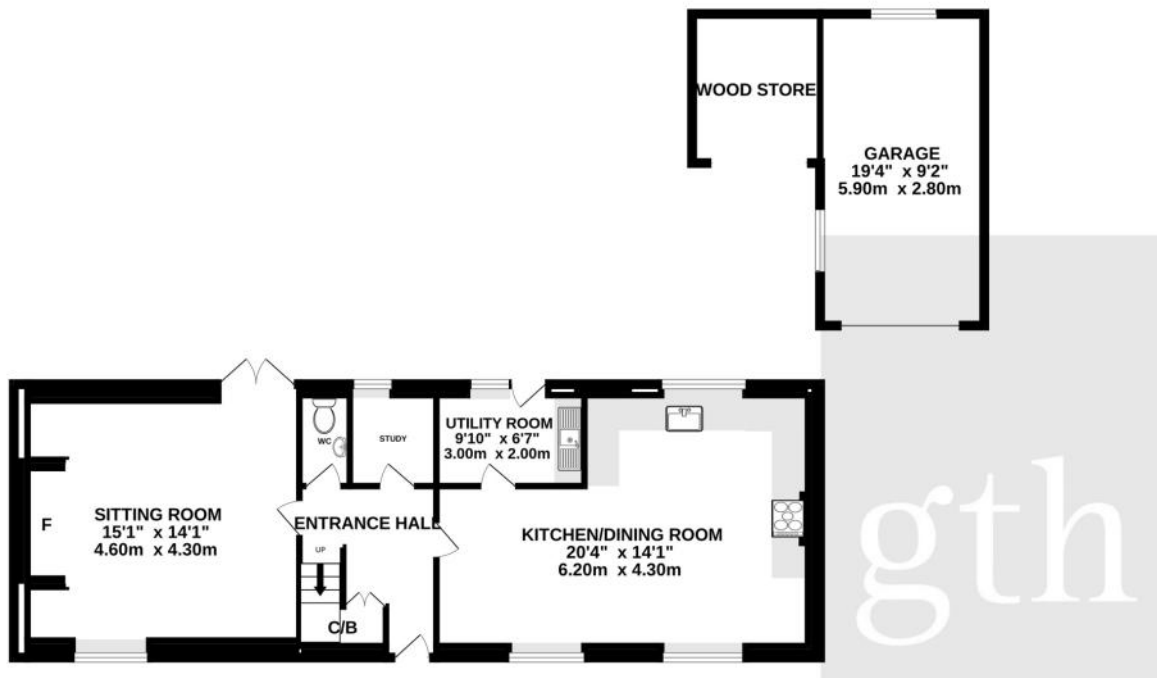
9 Hammet Street, Taunton, Somerset, TA1 1RZ

Email: residential.taunton@gth.net

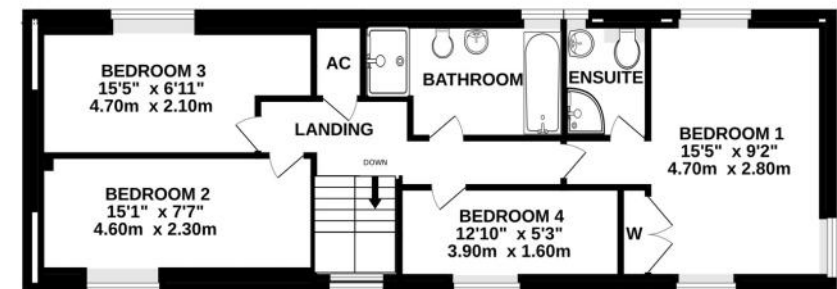
Tel: 01823 277121 | Ref: TAU260536

GREENSLADE TAYLOR HUNT
www.gth.net

GROUND FLOOR
993 sq.ft. (92.3 sq.m.) approx.



1ST FLOOR
744 sq.ft. (69.1 sq.m.) approx.



ESTIMATED AREA INCLUDES GARAGE.

TOTAL FLOOR AREA : 1737 sq.ft. (161.4 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

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