



RURAL SCENE

NATIONAL SPECIALIST ESTATE AGENCY FOR PROPERTIES WITH LAND
EQUESTRIAN ♦ SMALLHOLDINGS ♦ RESIDENTIAL ♦ COMMERCIAL FARMS ♦ LEISURE



MOOR COTTAGE

MOOR LANE, NORTH CURRY, SOMERSET TA3 6JZ

AN IMMACULATELY PRESENTED CHARACTER COTTAGE WITH APPROX. 3 ACRE WITH A STABLE BLOCK AND Paddock SITUATED ON THE EDGE OF A POPULAR SOUGHT AFTER VILLAGE WITH STRONG LOCAL COMMUNITY ON THE SOMERSET LEVELS

Ref: KP/QU/802C

**MOOR COTTAGE
MOOR LANE, NORTH CURRY
SOMERSET TA3 6JZ**

Approximate Distances:

Taunton 7 miles

Bridgwater 8 miles

The Residence

- ◆ Entrance Hall
- ◆ Cloakroom
- ◆ Lounge
- ◆ Dining Room
- ◆ Study
- ◆ Kitchen / Breakfast Room
- ◆ Utility Room
- ◆ Three Bedrooms
- ◆ Bathroom
- ◆ Double Glazing
- ◆ Oil Fired Central Heating

Outside

- ◆ Extensive Gardens
- ◆ Timber Summerhouse
- ◆ Double Garage
- ◆ Purpose Built Oakley Stable Block
- ◆ Level Grassland Paddock

**IN ALL APPROX. 3 ACRES
(About 1.2 Hectares)
(TO BE CONFIRMED)**

THE RESIDENCE

A well presented character cottage believed to date from the mid 19th century of mainly rendered brick construction under a tiled roof. The property has the benefit of oil fired central heating and double glazing and it affords the following accommodation with approx room sizes:

Ground Floor

ENTRANCE HALL 12' 2 x 5'1 (About 3.6m x 1.5m) door to front, laminate flooring, cupboard, two built-in full height part glazed fronted cabinets

LOUNGE 15'6 x 11'10 (About 4.7m x 3.6m) double glazed window to the front, French double glazed doors to the side overlooking garden and fields, radiator, downlights, and large loft access

DINING ROOM 16'8 x 11'1 (About 5m x 3.3m) two double glazed windows to the front, open fireplace with tiled hearth and brick surround; radiator

STUDY 13'9 x 7'2 (About 4.2m x 2.1m) obscure double glazed window to the side, downlights

KITCHEN/BREAKFAST ROOM 25'7 x 9'6 (About 7.8m x 2.9m) double glazed obscure window to the side, double glazed window to the rear, double doors leading to rear utility room, fitted kitchen with wall, base and display units, 1½ bowl sink drainer, worksurfaces, tiling, Belling double oven range cooker, cooker hood, integrated dishwasher, ceramic tiled floor

UTILITY ROOM 14'3 x 5'7 (About 4.4m x 1.7m) double glazed window to the side, three double glazed windows to the rear, double doors lead to garden, walk-in cupboard, stainless steel sink drainer, plumbing for washing machine, ceramic tiled floor

CLOAKROOM 5'6 x 2'11 (About 1.7m x 0.8m) double glazed window to the side, low level WC, pedestal wash hand basin, part tiled

First Floor

LANDING stairs from the kitchen/breakfast room, double glazed Velux window to the rear, airing cupboard

BEDROOM ONE 15'x 11'3 (About 4.6m x 3.4m) double glazed window to the front, radiator, fireplace (currently capped) with wooden surround and mantelpiece, exposed floorboards

BEDROOM TWO 11'10 x 10'10 (About 3.6m x 3.3m) two double glazed windows to the rear, large built-in wardrobes with hanging shelves, cupboard, radiator

BEDROOM THREE 11'2 x 8'8 (About 3.3m x 2.6m) double glazed window to the front, large built-in wardrobes, radiator, loft access, exposed floorboards

BATHROOM 7'10 x 6'8 (About 2.4m x 2m) double glazed window to the rear, claw foot slipper bath with mixer tap, circular wash hand basin, low level WC, part tiling, ceramic tiled floor, heated towel rail

OUTSIDE

The property is accessed from a small country road onto a gravelled driveway leading to the front of the residence. There is a further gravelled driveway leading to the front and rear of the property, garage and garden.

There are ample parking and turning areas at the front and rear of the residence. Attractive gardens lie to the rear and side of the property and are laid mainly to lawn with flower and shrub borders with mature trees.

Beyond the rear gardens there is a small orchard including apple and damson trees.

THE OUTBUILDINGS

The property benefits from the following outbuildings with approx sizes:

DETACHED DOUBLE GARAGE

STABLE BLOCK *Oakley* Stables of timber construction on a concrete base and apron, incorporating:

FOUR STABLES each measuring approx. 14' x 12' (About 4.3m x 3.6m)

TACK ROOM 12' x 6'2 (About 3.6m x 1.8m)

ADJACENT OPEN FRONTED BARN 10' x 10' (About 3m x 3m)

SUMMERHOUSE timber construction

TOOL SHED timber construction

THE LAND

A level grassland paddock adjoins the property comprising mainly level productive pastureland enclosed by stock fencing and hedging.

IN ALL APPROX. 3 ACRES
(About 1.2 Hectares)
(TO BE CONFIRMED)

LOCAL AUTHORITY

TAUNTON DEAN BOROUGH COUNCIL

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, OIL FIRED CENTRAL HEATING, DOUBLE GLAZING, TELEPHONE (connected and available subject to normal transfer regulations)

N.B. These details are a general guideline for intending purchasers and do not constitute an offer of contract. Rural Scene have visited MOOR COTTAGE, but NOT surveyed or tested any of the appliances, services or systems in it, including heating, plumbing, drainage etc. The vendors have checked and approved the details, however purchasers must rely on their own and/or their surveyors inspections and their solicitors enquiries to determine the overall condition, size and acreage of the property and also any Planning, Rights of Way and all other matters relating to it. (Photographs taken summer 2009)

GENERAL AND SITUATION

The sale of Moor Cottage provides purchasers with an opportunity to acquire a very well presented smallholding currently utilised for private equestrian use. For those with equestrian interests, we are informed there is good local outriding along country lanes and bridleways.

North Curry is one of the most sought after villages in the Taunton area, retaining a real village atmosphere with a rich community spirit and varied amenities including a Post Office / shop, Doctors surgery, primary school, a fine old church, public house and coffee shop. It stands above the fascinating countryside of the Somerset Levels and is approx. 7 miles from the county town and its many excellent facilities.

DIRECTIONS

From the village of North Curry turn left after Post Office then right at the crossroads. Proceed to the bottom of the hill. Moor Cottage will be found on the right hand side.

VIEWING

Strictly by appointment only with the Agents
RURAL SCENE - TEL 01264 850700

PRICE GUIDE £485,000



Stables



General View



Kitchen / Breakfast Area



Lounge



Dining Room



Garden and View



EPC Graph