



Willow Cottage



# Willow Cottage Meare

Wrantage, Taunton, TA3 6DA

Taunton Town Centre 6.2 miles, M5 J25 3.7 miles.

Beautiful 4-Bedroom detached edge of village cottage with stunning rural views, garden and parking

- Detached edge of village cottage
- Kitchen/dining room
- Three bedrooms, master en-suite
- Utility and cloakrooms
- Council Tax band E
- Spacious living room
- Separate dining room
- Study/bedroom 4
- Gardens, garage and parking
- Freehold

Guide Price £500,000

## SITUATION

The property is situated in the highly sought-after village of Meare Green, enjoying a peaceful rural setting while remaining conveniently located for access to local amenities. Surrounded by open countryside, the village lies within easy reach of the county town of Taunton, which provides an excellent range of shops, restaurants, schools and leisure facilities, along with mainline rail services. The area is renowned for its attractive landscapes, offering a wealth of opportunities for walking, cycling and outdoor pursuits.

## DESCRIPTION

Set in an idyllic position backing onto open fields, this charming four-bedroom detached cottage offers generous living spaces, characterful features, and beautifully established gardens. A perfect blend of countryside tranquillity and practical modern living, the property sits within the sought-after village of Meare Green and offers versatile accommodation ideal for families or those seeking a peaceful rural retreat.



## ACCOMMODATION

To the ground floor is an entrance porch with side window and multi-paned door leading into the main living areas. The living room is a warm, welcoming space featuring a Bath-stone fireplace with inset Morso multi-fuel burner, exposed beams, French doors to the garden, deep-silled windows, and a staircase with dark wood balustrade leading to the first floor. The dining room is full of character with beamed ceiling, front-aspect window, dado rail and door through to the inner lobby. There is a cloakroom with WC, wash basin, half-tiled walls and ceramic flooring. A further flexible ground-floor room is ideal as a bedroom, home office or hobby space, overlooking the rear garden.

The beautifully fitted dual-aspect kitchen/diner, benefitting from underfloor heating, offers extensive storage and ample room for a large dining table. Features include an integrated dishwasher and fridge/freezer, Electrolux eye-level double oven, Zanussi ceramic hob with extractor, wine racks and display shelving as well as generous work surface space. A stable door gives access to the rear garden.

There is a utility room with oil-fired central-heating unit, plumbing for washing machine, dryer vent and wall cupboards.

To the first floor a landing leads to an airing cupboard, storage cupboard, and loft access. The master bedroom is a spacious dual-aspect room with radiator and leaded double-glazed windows and an en-suite with WC, wash basin, fully tiled shower enclosure with glass door and electric shower, radiator. Bedroom two has a built-in wardrobe and front-aspect window. Bedroom three is a rear-facing room with lovely views over the garden and fields. The family bathroom has a three-piece suite including panelled bath with electric shower, wash basin, WC, radiator and obscure window.

## OUTSIDE

The front garden has a gravel path, stone wall, lawned areas, flowerbeds, willow tree and period-style lighting. There is a side garden with patio area, raised stone beds, outside lighting, greenhouse and vegetable plot. To the rear is a private lawned garden with an apple tree, well-stocked borders, sunken fishpond, patio seating area and laurel hedge backing onto open fields. Further vegetable plot and oil tank to the opposite side, plus gated access to the front.

There are two gravelled driveways—one with farm-style gate—with space for four cars, leading to: a timber garage – 18' x 9'9" with power, lighting and double doors.

## SERVICES

Mains water, electricity, drainage. Oil fired central heating. Superfast broadband available (Ofcom), Good mobile signal available outdoors with Three and EE, variable with other providers (Ofcom). Please note the agents have not inspected or tested the services.

## DIRECTIONS

From Taunton follow the A358 towards Ilminster, taking the left turn at Stonehead Hill onto the A378. Take the first right into Meare Green, where Willow Cottage can be found on the right hand side.



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.



| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>76</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            | <b>52</b> |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |

5 Hammet Street, Taunton, TA1 1RZ

taunton@stags.co.uk  
01823 256625

