



Yarde Cottage



Yarde Cottage

Williton, Taunton, Somerset, TA4 4HW

Minehead 8.7 miles, Taunton 15.4 miles

A charming detached stone cottage set in a wonderful rural location with beautiful gardens bordered by a stream, paddocks and woodland extending to approximately 7.5 acres.

- Charming Detached Stone Cottage
- Approximately 7.5 acres
- 3 Bedrooms Master en Suite
- 2 reception rooms
- Wonderful Rural Location
- Skillfully and Sympathetically Extended
- Beautifully Presented Throughout
- Stream Frontage
- Council Tax band F
- Freehold

Guide Price £675,000

SITUATION

Yarde Cottage enjoys a tranquil location in the hamlet of Yarde set back from the road and adjoining its own land. The larger village of Monksilver and the town of Williton can be found nearby approximately 2 miles away and provide an excellent range of day-to-day facilities. These include a convenience store, medical centre, Inns, restaurants, church, garage and station to the West Somerset Steam Railway.

The property also enjoys access to beautiful countryside, particularly the Quantock and Brendon Hills and the Exmoor National Park.

DESCRIPTION

Yarde Cottage is an exceptionally pretty stone fronted detached cottage which has been extended over the years to provide well-presented accommodation arranged over two floors. The rooms are well-proportioned and the cottage retains much of its original character and charm.



ACCOMMODATION

A stable door leads into the entrance porch with further door to an entrance hallway with a turning staircase to the first floor. The sitting room has dual aspect windows which enjoy wonderful views over the garden and land, and an inglenook fireplace with inset wood burning stove and slate hearth. The dining room has dual aspect windows, one with a window seat and includes an open fireplace with an exposed stone surround and inset gas fire. A door leads through to the kitchen/breakfast room which is comprehensively fitted with a range of matching wall and base units and includes a double oven Aga, built in electric oven and two ring hob, terracotta tiled floor and door to the side porch.

On the first floor there is a landing with doors to the bedrooms. The master bedroom has beautiful double aspect with views over the land and gardens, built-in wardrobes and further storage cupboard to one side. There is an en-suite with tiled shower cubicle and WC. There are two further double bedrooms both with window seats and windows overlooking the garden. There is well fitted bathroom suite with panelled bath, WC and enclosed tiled shower cubicle.

OUTSIDE

The house is approached by a shared driveway with double five bar gates opening onto a gravel parking area and leading onto the south west facing gardens which are predominantly laid to lawn and interspersed by specimen trees and shrubs including a number of attractive sitting out areas which take full advantage of the wonderful views.

The gardens are bordered by a stream and adjoin the land. They also include a very useful timber framed summer house, a timber built workshop and separate timber shed to one side.

There are two 5 bar gates which provide access to both the paddocks from the garden. The main paddock is laid to pasture with an area of woodland in the centre. The further paddock is bordered by a stream and is enclosed by stock proof fencing with the whole extending to approximately 7.5 acres.

SERVICES

Mains water and electricity. Private drainage. LPG central heating/cooking. Standard broadband available (Ofcom), Mobile signal good outdoors with O2, variable/none with other networks (Ofcom) Please note the agents have not inspected or tested the services.

DIRECTIONS

Leave Taunton in a north westerly direction on the A358 heading towards Williton and Minehead. Shortly after passing Bishops Lydeard turn left on the B3224 towards Lydeard St Lawrence and Raleigh's Cross. At Elworthy Cross turn right signposted Monksilver. Proceed through the village of Monksilver and continue for a further mile and a quarter into the hamlet of Yarde. Continue round the sharp left hand bend and the entrance can be found on the left hand side after approximately 250 yards just after the entrance can be found opposite the Blade Mill, second turning on the left.



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.

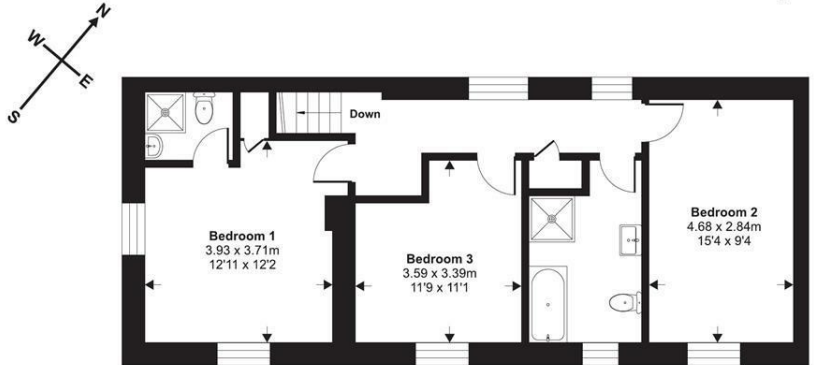


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		72
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

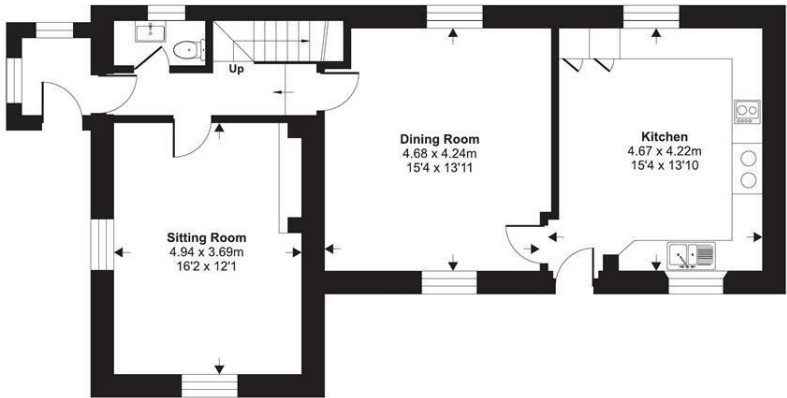
5 Hammet Street, Taunton, TA1 1RZ

taunton@stags.co.uk
01823 256625

Approximate Area = 1434 sq ft / 133.2 sq m
For identification only - Not to scale



First Floor



Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1510303