



Ashe Cross Cottage, Thornfalcon, Taunton TA3 5NW

£350,000

GIBBINS RICHARDS 
Making home moves happen

Ashe Cross Cottage is a quirky detached thatched property located in Thornfalcon, on the southern fringes of Taunton. This quirky home is full of character and sits in beautiful cottage gardens. The interior offers flexible two / three bedroom living space and the cottage comes with a garage, ample parking and a workshop/ summerhouse with power and lighting. Energy rating: TBC

The accommodation is accessed via a front porch which leads into the sitting room, with an impressive inglenook fireplace with log burner, turning stairs to the first floor and access into the dining room and kitchen. From the kitchen there is a very useful ground floor third bedroom / home office / snug. The staircase leads to a half-landing where there is a good sized bathroom, and then on the first floor there are two inter-connecting double bedrooms, one of which could be used as a dressing room or nursery room. Externally the cottage has a lot to offer - a driveway provides hardstanding parking for 2-3 cars as well as a detached and stone built single garage. The cottage is surrounded by its own gardens, beautifully planted and with a central lawn. There are mature hedge borders creating a great deal of privacy from the main road, yet the garden has an open aspect which gathers much sunlight through the day. To the rear of the house there is a very private patio area, ideal for sitting and outdoor dining, and there is also a large wooden workshop/summerhouse with power and lighting to the side of the driveway.

Ashe Cross Cottage currently resides adjacent to the A358 between the Thornfalcon traffic lights and Henlade village. In the coming years the landscape will change where the majority of through traffic will be diverted further away from the property to the south. Some of the upcoming redevelopment of the area suggests that the boundaries of the cottage will change slightly, mainly to the hedgerows surrounding the plot, and the road to the side which heads south towards Slough Green will become a dead-end road, further reducing passing traffic. For more details on the 'Taunton to Southfields Dualling Scheme', please contact the vendor's sole agents on 01823 332828.

CHARMING DETACHED THATCHED COTTAGE
CHARACTERFUL AND FLEXIBLE INTERIOR
TWO BEDROOMS / TWO RECEPTION ROOMS
ADDITIONAL GROUND FLOOR BEDROOM / SECOND SITTING ROOM
EXPOSED BEAMS & INGLENOOK FIREPLACE
GARAGE, WORKSHOP/SUMMERHOUSE AND DRIVEWAY PARKING FOR 2-3 CARS
OIL FIRED CENTRAL HEATING
GLORIOUS COTTAGE GARDENS, PATIO AREA AND VEG PLOT
GOOD ROAD ACCESS (WITH FURTHER IMPROVEMENTS PLANNED - CALL FOR INFO)





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Entrance Porch

Sitting Room 14' 7" x 14' 4" (4.44m x 4.37m) plus inglenook fireplace

Dining Room 13' 11" x 11' 5" (4.24m x 3.48m)

Kitchen 19' 8" x 6' 6" (5.99m x 1.98m)

Ground Floor Bedroom /
Second Sitting Room 10' 5" x 8' 5" (3.17m x 2.56m)

Bathroom (half landing) 10' 4" x 6' 9" (3.15m x 2.06m)

Bedroom 13' 2" x 11' 11" (4.01m x 3.63m) plus built in wardrobes

Bedroom 11' 10" x 9' 6" (3.60m x 2.89m) plus built in wardrobes

Single Garage

Workshop/Summerhouse with power and lighting

Driveway parking for 2-3 cars

Beautiful cottage gardens.



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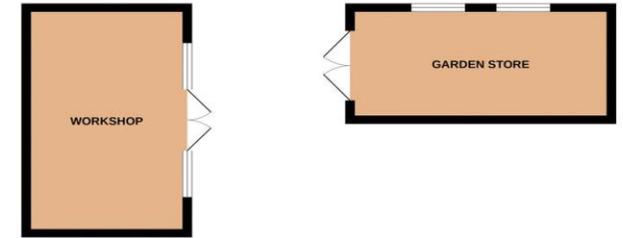
GROUND FLOOR
645 sq.ft. (59.9 sq.m.) approx.



1ST FLOOR
477 sq.ft. (44.3 sq.m.) approx.



GARDEN
285 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA : 1407 sq.ft. (130.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.

We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.

Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.



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