



GIBBINS RICHARDS 
Making home moves happen

Munty Cottage , Churchstanton, Taunton TA3 7RH
Offers in the Region Of £400,000

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A most beautifully positioned and increasing hard to find, two bedroomed stone built cottage, set within the Blackdown Hills, an area of outstanding natural beauty. The cottage comes with an additional area of land, approaching half an acre, along with a large barn, workshop and static home in situ. There is also ample parking. A beautiful opportunity to live away from the hassle and bussle of everyday life, yet have good access to the major towns.

Tenure: Freehold / Energy Rating: E / Council Tax Band: C

Located towards the end of a country lane, Munty Cottage is believed to be a former milking parlour dating back to around the 16th century . The front is accessed via an enclosed courtyard area, which has a pleasant outlook across the valley. Internally there is a beautifully fitted kitchen/breakfast room, ground floor bathroom with a rolled top bath and separate shower cubicle, a utility/pantry and a lovely sitting room with a log burner and a staircase leading up to the first floor. The first floor offers two double bedrooms, each with Velux windows.

To the side of the property there is an additional storage room which is currently used as a home office and across the lane, included in the guide price, is an area of garden approaching half an acre. Within the area of garden is ample parking for several cars, a good sized open fronted barn measuring 45' 0" x 30' 0" (13.71m x 9.14m) and within which is a workshop area measuring 15' 0" x 15' 0" (4.57m x 4.57m). There is also an onsite static two berth caravan measuring 28' 0" x 12' 0" (8.53m x 3.65m) with restricted use conditions.

The exterior of the property is a unique area, ideal for small holders or those wishing to have an amount of space and privacy around them. The whole property and gardens are beautifully positioned within the hills and within a small community.

There is a primary school close by and the nearby village of Churchinford has more regular facilities such as village hall, church, shop, pub and a cricket club. Both Taunton and Wellington are a 15 minute drive to the north and the A303 is a similar distance to the south. A fabulous property and an internal viewing is highly recommended.



PERIOD STONE BUILT COTTAGE WITH ADDITIONAL LAND
TWO BEDROOMS
TWO RECEPTION ROOMS
UTILITY ROOM
MANY CHARACTER FEATURES
LPG HEATING
DOUBLE GLAZING
BARN AND TWO BERTH STATIC CARAVAN
AMPLE PARKING





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Entrance straight into;

Kitchen/Breakfast Room 13' 1" x 12' 9" (3.98m x 3.88m)

Bathroom 8' 9" x 6' 4" (2.66m x 1.93m) Four piece including a shower and a rolled top bath.

Utility / Pantry 7' 4" x 5' 7" (2.23m x 1.70m)

Sitting Room 13' 0" x 12' 7" (3.96m x 3.83m) Including the staircase and has a feature log burner.

First Floor Landing Storage cupboard.

Bedroom 2 9' 7" widening to 13' 7" x 9' 4" (2.92m x 2.84m) Velux window.

Bedroom 1 13' 2" x 10' 7" (4.01m x 3.22m) Full width built-in wardrobes. Two Velux windows.

Outside Attached single storey store room to the side 12' 3" x 7' 3" (3.73m x 2.21m), currently used as a home office. Barn 46' 0" x 30' 0" (14.01m x 9.14m) within which is a workshop 15' 0" x 15' 0" (4.57m x 4.57m) all behind a five bar gate. Large lawned area, static caravan, which is a Super Caprice 28' 0" x 12' 0" (8.53m x 3.65m) two berth. The drainage is via a shared digestion system, shared with two other properties.

Agents Note There are some conditions attached in regards to the static caravan - please contact us for more details.



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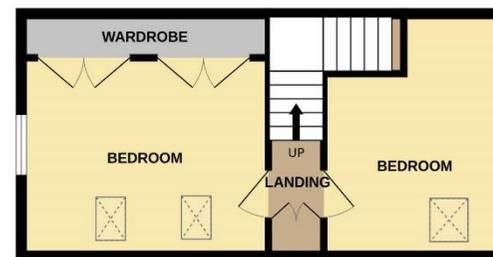


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GROUND FLOOR

FIRST FLOOR



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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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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.*