



GIBBINS RICHARDS
Making home moves happen

Pebbledash Cottage, Corfe, Taunton TA3 7AJ

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THE PROPERTY

Pebbledash Cottage is a unique opportunity to acquire a rural detached home with ancillary accommodation ideal for a dependent relative or visiting friends and family. The property comprises a detached three bedroomed home which has been beautifully cared for by its current owners, as well as a detached barn which has been converted to provide one bedroomed galleried living space. The property comes with garage, parking and gardens with beautiful rural views.

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

Pebbledash Cottage is nicely tucked-away off the main road and is accessed via a gate behind a front wall, giving it a very continental feeling, into an internal courtyard which then leads to the front porch. The front porch leads into the entrance hall which in turn to the reception rooms, kitchen and stairs to the first floor. The ground floor is a brilliant space with sitting room with log burner leading to a lovely conservatory. There is also an additional sitting room to the front of the cottage, a good sized kitchen / dining room with doors to the rear garden, downstairs WC and utility room. Upstairs there are three lovely double bedrooms (one with en-suite shower) and a large five-piece family bathroom.

Externally there is an enclosed rear garden with far reaching views out to the fields and woodland beyond. Pebbledash Cottage also comes with a detached two-storey barn conversion which currently offers and accommodation in the form of a an open-plan ground floor sitting room with log burner, kitchenette and shower room. Upstairs there is a galleried bedroom and small box room. This is ideal for a dependent relative or visiting family or friends.

In all, a brilliant opportunity. Corfe is located just a couple of miles to the south of Taunton town, giving easy access to may shopping, arts and scholastic facilities. The main property benefits from oil fired central heating and double glazing and is in beautiful condition throughout.





DETACHED COTTAGE WITH ADDITIONAL BARN CONVERSION

FLEXIBLE LIVING SPACE

IN EXCELLENT CONDITION, BEAUTIFULLY-PRESENTED THROUGHOUT

THREE BEDROOMS, THREE RECEPTION ROOMS

SUPER KITCHEN / DINING ROOM

DETACHED BARN WITH ONE BEDROOMED 'ANCILLARY' LIVING SPACE

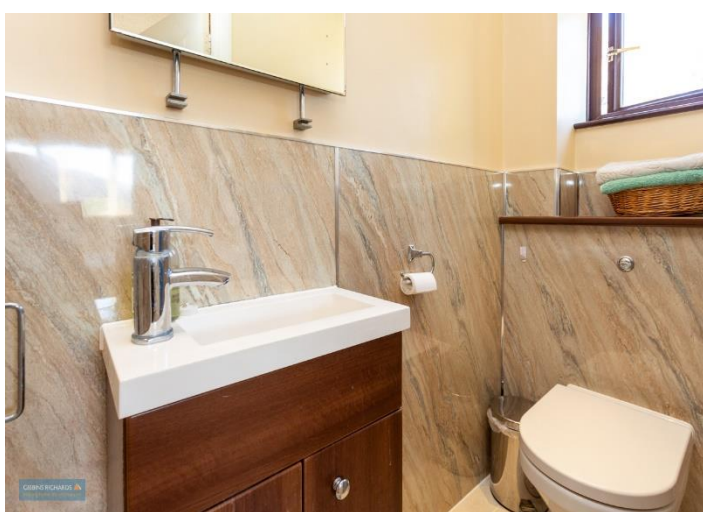
GARAGE AND PARKING

SUNNY REAR GARDEN WITH A STUNNING RURAL OUTLOOK

ACCOMMODATION

Entrance Porch	With fitted matting.
Entrance Hall	Oak engineered flooring and under stairs cupboard.
Family Room	13' 9" x 11' 3" (4.19m x 3.43m) Oak engineered flooring.
Cloakroom	
Kitchen/Diner	18' 7" x 10' 1" (5.66m x 3.07m) Fully fitted with a table space at one end. Vinyl flooring and patio doors opening out to rear garden.
Utility Room	7' 6" x 7' 4" (2.28m x 2.23m) Oil fired central heating boiler.
Sitting Room	20' 1" x 12' 10" (6.12m x 3.91m) Log burner.
Conservatory	13' 2" x 11' 1" (4.01m x 3.38m) Plus a recess with a slate tiled floor.
First Floor	
Landing	
Bedroom 1	13' 6" x 10' 1" (4.11m x 3.07m)
En-suite	
Bedroom 2	12' 7" x 9' 8" (3.83m x 2.94m) Built-in wardrobes.
Bedroom 3	12' 6" x 10' 0" (3.81m x 3.05m) Built-in wardrobes.
Family Bathroom	14' 0" x 7' 8" (4.26m x 2.34m) Five piece suite with a Whirlpool bath, shower, bidet, basin and wc.
Outside	To the front of the property there is driveway parking for three-four cars and also a single garage, whilst to the rear there is a beautiful enclosed garden with far reaching views out to the neighbouring countryside and woodland beyond.





The Barn – Agents Note

- Sitting Room
- Kitchenette
- Shower Room
- First Floor
- Galleried Bedroom
- Box Room/Office

The attached barn is allowed for ancillary use only. Perhaps for a dependent relative and/or extra accommodation for holidays. This could be changed subject to planning permission.

The Barn is a separate detached barn with its own entrance door.

16' 2" x 14' 5" (4.92m x 4.39m) Plus the stairs. Log burner.

9' 4" x 7' 1" (2.84m x 2.16m)

9' 1" x 3' 8" (2.77m x 1.12m)

16' 1" x 10' 10" (4.90m x 3.30m) Including the stairs, but, plus the galleried areas and dressing area.

7' 8" x 6' 4" (2.34m x 1.93m)



GROUND FLOOR
991 sq.ft. (92.1 sq.m.) approx.



1ST FLOOR
634 sq.ft. (58.9 sq.m.) approx.



BARN - GROUND FLOOR
382 sq.ft. (35.5 sq.m.) approx.



BARN - FIRST FLOOR
306 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 2314 sq.ft. (215.0 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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