



Beech Cottage, Blagdon Hill, Taunton TA3 7SN

GIBBINS RICHARDS 
Making home moves happen

A spacious detached family house standing in large gardens and enjoying breathtaking views over Taunton Vale and beyond. 3 Reception rooms. Large kitchen. Garden and reading rooms. 6 Bedrooms. 2 Bathrooms and shower room. Double garage. Approx 1.5 acres. Energy Rating: D-60

THE PROPERTY

Beech Cottage is a substantial detached family home, dating back in parts to the mid 1800's, which enjoys a truly breathtaking position set on the slopes of the beautiful Blackdown Hills (designated an Area of Outstanding Natural Beauty) above Blagdon Hill village and commanding panoramic views over Taunton Vale to the Quantock and Brendon Hills in the distance. Generously proportioned accommodation is spacious and naturally well lit with most rooms taking advantage of the far reaching views. Flexible ground floor living space includes three reception rooms, a reading room and a garden room whilst the first floor offers a galleried landing and six bedrooms (two of which with en-suite facilities). The property is set within a gently sloping plot of approximately 1.5 acres which includes a mature copse, informal lawns and an open paddock area. There is ample parking and a detached double garage. LOCATION A wonderful rural setting is enjoyed by Beech Cottage which is located just one mile from Blagdon Hill village. Blagdon Hill is a sought after and unspoilt village situated approximately 5 miles to the south of Taunton. The village has a popular public house whilst nearby Trull has several shops, church and primary school. Taunton offers an excellent range of facilities including a wide choice of schools, colleges, shopping and business outlets together with convenient access to the M5 motorway and the A303.

Hardwood front entrance door into:

Entrance Vestibule with quarry tiled floor and inner multi paned glazed door to:

Reception Hall 14' 6" x 11' (4.42m x 3.35m) dogleg staircase to first floor, built-in storage cupboard, night storage heater, alarm control panel, arched internal window.

Cloakroom attractive terracotta tiled floor, fitted vanity wash hand basin with cupboard under, chrome heated towel rail, wall lights, coats hanging space and door into separate low level wc with extractor fan.



Sitting Room 15' 5" x 11' 9" (4.7m x 3.58m) extensive book shelving and cupboards beneath, tv and telephone points, windows to side and front, night storage heater.

Dining Room 26' 1" x 16' 6" (7.95m x 5.03m) reducing to 15' 9" (4.8m) large picture window enjoying far reaching views and overlooking the garden. Fitted vertical blinds, open fireplace with marble hearth, six wall lights and three night storage heaters. Door into:

Drawing Room 19' 5" (5.92m) into bay window reducing to 13' 8" x 17' 4" (4.17m x 5.28m) large bay window enjoying extensive views and overlooking the garden, slate fireplace surround with log burner and wide quarry tiled hearth, two night storage heaters, multi paned double doors opening to:

Reading Room 16' x 8' 9" (4.88m x 2.67m) three hardwood framed sealed unit double glazed sliding windows enjoying far reaching views, wood laminate flooring, night storage heater and uPVC double glazed French doors opening to the garden.

Kitchen/Breakfast Room 16' 5" x 14' 9" (5m x 4.5m) Travertine tiled floor with electric under floor heating. Fitted with a range of floor storage cupboards incorporating rolled edge work surfaces and a two and a half bowl stainless steel sink unit with mixer tap, Range Master professional all electric range cooker with induction hob, two ovens and grill, Bosch dishwasher, glazed oak framed door opening to:

Utility Room Travertine tiled floor with electric under floor heating. Butlers sink, rolled edge work surface, plumbing for washing machine and space for tumble dryer. UPVC double glazed door to outside, built-in storage cupboards.



Garden Room 14' 6" x 8' 7" (4.42m x 2.62m) glazed oak framed door leading from kitchen. Ceramic tiled floor. Three hardwood framed double glazed sliding windows enjoying far reaching views. Night storage heater and uPVC double glazed French doors opening to the garden.

First Floor

Galleried Landing overlooking the reception hall. Two accesses to separate roof spaces. Walk-in airing cupboard with factory lagged hot water tank and immersion heater.

Master bedroom 16' 1" (4.9m) reducing to 11' 10" x 15' 5" (3.61m x 4.7m) a superb dual aspect room with far reaching views, triple fitted wardrobes, telephone point, airing cupboard with lagged hot water tank and immersion heater, night storage heater, door into:

En-suite Bathroom fitted with a suite comprising a low level wc, pedestal wash hand basin and a panelled bath with thermostatically controlled shower over and shower screen, fully tiled walls, chrome heated towel rail.

Bedroom 2 16' 3" x 14' (4.95m x 4.27m) far reaching views and fitted with triple and double wardrobes and an inset dressing table, night storage heater.

Bedroom 3 12' 10" x 10' 2" (3.91m x 3.1m) (max measurements) far reaching views.

Bedroom 4 15' 5" x 8' 5" (4.7m x 2.57m) windows to side and front, coved ceiling, night storage heater, door to:

En-suite Shower Room fitted with a suite comprising a low level wc, pedestal wash hand basin and a tiled shower cubicle with thermostatically controlled shower, small light/electric shaver point, fully tiled walls and chrome heated towel rail.

Bedroom 5 13' 2" x 5' 10" (4.01m x 1.78m) vanity wash hand basin, chrome heater towel rail.

Bedroom 6 12' 10" x 5' 11" (3.91m x 1.8m) vanity wash hand basin, chrome heater towel rail. Access to roof space.

Family Bathroom fitted with a suite comprising low level wc, pedestal wash hand basin and a panelled bath with thermostatically controlled shower over bath. Chrome heated towel rail.

The Gardens The property stands in approximately 1.5 acres of informal gardens. A concrete driveway leads down to a generous concreted turning area and to the DETACHED DOUBLE GARAGE 18'8 x 14'6 the garage has a remote controlled electrically operated up and over door, power points, electric light and window. From the top of the driveway a further gravelled in and out parking/turning area leads through a mature copse of deciduous and conifer trees. A gravelled footpath leads from here down to the house where there is a large pergola clad in Wisteria and Clematis. There are generous lawned areas which slope gently away from the house leading onto a rough grassed area/potential paddock. Most of the boundary to the gardens is marked by mature trees and hedgerows. Of interest, there are the remains of a stone built pig sty which now serves as a sheltered sunken area, ideal perhaps for entertaining.

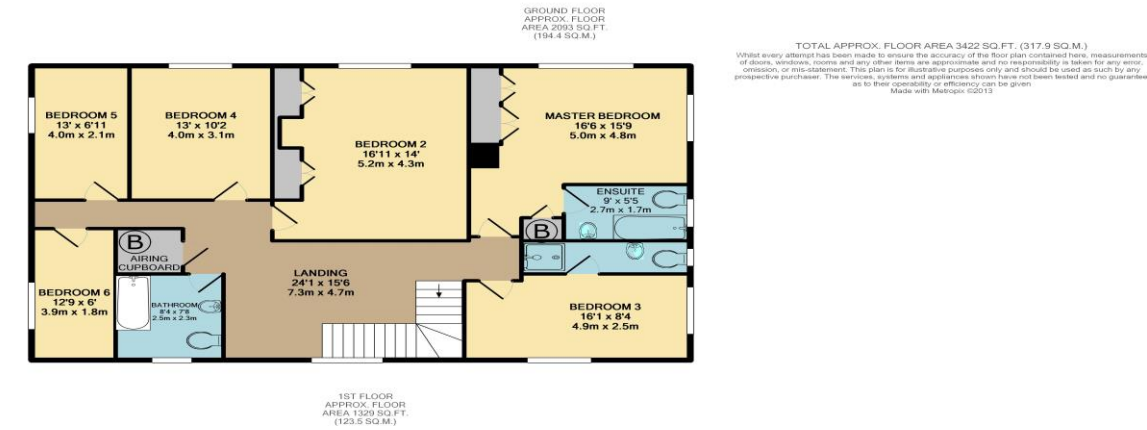
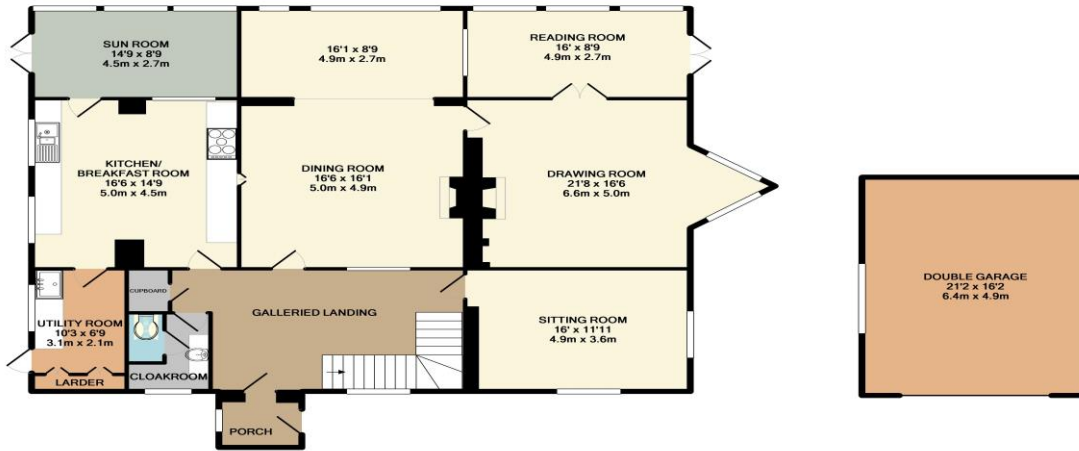
Agents Note The property has a Klargestep septic tank system which was installed in the mid 1980's



Directions From the centre of Taunton proceed along Corporation Street and then continue straight over two mini roundabouts. At the following junction filter into the middle lane taking the sign posts for Trull and Blagdon Hill. Follow this road until reaching Blagdon Hill village. Continue through the village and having passed the Lamb and Flag public house on your left the property can be found after approximately one mile on your left identified by a Gibbins Richards 'For Sale' board.







Energy Performance Certificate

Beech Cottage, Blagdon Hill, TAUNTON, TA3 7SN
Dwelling type: Detached house **Reference number:** 0509-2866-7477-9627-3041
Date of assessment: 26 March 2013 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 27 March 2013 **Total floor area:** 301 m²

Use this document to:
 • Compare current ratings of properties to see which properties are more energy efficient
 • Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 6,921
Over 3 years you could save	£ 2,022

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 579 over 3 years	£ 330 over 3 years	
Heating	£ 5,916 over 3 years	£ 4,143 over 3 years	
Hot Water	£ 426 over 3 years	£ 426 over 3 years	
Totals	£ 6,921	£ 4,899	You could save £ 2,022 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	60	76
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

The graph shows the current energy efficiency of your home.
 The higher the rating the lower your fuel bills are likely to be.
 The potential rating shows the effect of undertaking the recommendations on page 3.
 The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 549	✓
2 Floor Insulation	£800 - £1,200	£ 705	✓
3 Low energy lighting for all fixed outlets	£90	£ 180	

See page 3 for a full list of recommendations for this property.
 To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

THE PROPERTY MISDESCRIPTIONS ACT 1991

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.

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Consumer Protection from Unfair Trading Regulations 2008

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.

