



GIBBINS RICHARDS
Real Estate Services

Phoenix House, Escott Lane, Taunton TA4 4JQ

GIBBINS RICHARDS 
Making home moves happen

THE PROPERTY

A remarkably unusual opportunity to acquire an attractive period cottage in a beautifully secluded rural location with the added benefit of an attached two bedroomed annexe. Both Phoenix House and Owls Hoot share a good sized garden and the entire property is surrounded by open fields with some commanding and beautiful views to the neighbouring countryside and the Quantock Hills beyond.

Phoenix House Tenure: Freehold / Energy Rating: TBC / Council Tax Band: G

Owls Hoot Tenure: Freehold / Energy Rating: TBC / Council Tax Band: A

Phoenix House is the older part of the property and offers a hallway, dining room, kitchen, office area and sitting room as well as a rear conservatory. To the first floor there are four bedrooms and a bathroom. The master bedroom has a shower cubicle.

Owls Hoot is the adjoining annexe constructed around 15 years ago and offers reversed accommodation with two bedrooms and a bathroom on the ground floor and a super nine meter first floor with kitchen, dining and sitting area with doors out to the garden.

In all, the property offers superb scope for those seeking ancillary accommodation for a dependant relative, or for additional income. The gardens to the rear are superb and there is also a good sized garden room.





BEAUTIFULLY LOCATED OUTSIDE
STOGUMBER
RURAL BRENDON HILLS LOCATION
PERIOD COTTAGE WITH ADJOINING TWO
BEDROOMED ANNEXE
GOOD SIZED GARDEN
FAR REACHING VIEWS
APPROXIMATELY HALF AN HOUR FROM
TAUNTON
EXCELLENT AND UNUSUAL OPPORTUNITY



ACCOMMODATION

PHOENIX HOUSE

Entrance Porch	5' 11" x 3' 2" (1.8m x 0.96m)
Hallway	13' 1" x 6' 0" (3.99m x 1.83m)
Dining Room	15' 11" x 11' 11" (4.86m x 3.64m)
Kitchen	15' 11" x 7' 6" (4.86m x 2.29m)
Conservatory	12' 9" x 11' 11" (3.89m x 3.64m)
Office	15' 11" x 8' 2" (4.86m x 2.48m)
Sitting Room	18' 4" x 14' 5" (5.59m x 4.40m)
First Floor Landing	
Bedroom 1	18' 4" x 14' 5" (5.59m x 4.40m)
Bedroom 2	11' 11" x 9' 3" (3.64m x 2.82m)
Bedroom 3	11' 6" x 7' 9" (3.51m x 2.36m)
Bedroom 4	13' 9" x 6' 8" (4.20m x 2.04m)
Bathroom	8' 10" x 4' 10" (2.68m x 1.48m)

OWLS HOOT

Entrance Hall	13' 4" x 9' 9" (4.06m x 2.98m)	Storage cupboards.
Bedroom 1	14' 8" x 14' 11" (4.48m x 4.54m)	
En-suite Bathroom	8' 2" x 7' 2" (2.50m x 2.19m)	Four piece bathroom suite.
Bedroom 2	10' 11" x 7' 3" (3.32m x 2.20m)	
Sitting/Dining/Kitchen	29' 4" x 14' 8" (8.93m x 4.48m)	Vaulted ceiling and doors out to the side garden.
Shower Room	6' 0" x 5' 0" (1.82m x 1.53m)	



OUTSIDE

The property has some magnificent gardens to the rear surrounding by open fields and with a large central lawned area and mature trees to the far end. There is a small brook running to the side of the property, beyond which is a prefabricated single garage and additional parking. There is also a garden room 15' 7" x 12' 8" (4.75m x 3.85m) in the rear garden which is ideal for a workshop or work from home space, studio or study area.





GROUND FLOOR
959 sq.ft. (88.4 sq.m.) approx.



1ST FLOOR
877 sq.ft. (80.9 sq.m.) approx.



ANNEXE GROUND FLOOR
267 sq.ft. (24.7 sq.m.) approx.



ANNEXE 1ST FLOOR
183 sq.ft. (17.0 sq.m.) approx.



GARDEN ROOM
183 sq.ft. (17.0 sq.m.) approx.



TOTAL FLOOR AREA : 2850 sq.ft. (264.8 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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OWLS HOOT



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.

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