



GIBBINS RICHARDS 
Making home moves happen

Crown House, Crown Lane, Creech Heathfield, Taunton TA3 5EU
£525,000

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***Thatched property *Spacious and versatile accommodation *Ample driveway parking ***

A charming Grade II listed thatched detached home offering spacious and versatile accommodation, set against a beautiful rural backdrop with open views across adjoining farmland. Energy rating: D-67

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

This distinctive five bedroomed home, formerly the village pub, is rich in character and history, showcasing period features such as exposed beams, large fireplaces, and a traditional thatched roof. The well-proportioned accommodation includes a welcoming sitting room with a feature fireplace and log-burning stove, a separate dining room with its own fireplace, and a kitchen complemented by a utility room, boot room, office, cloakroom, ground floor bedroom, and shower room. Upstairs, there are four further bedrooms, a family bathroom, and an additional shower room, accessed via two separate staircases, enhancing the home's flexible layout. Externally, the property benefits from an impressive frontage, ample driveway parking, and a generous rear garden backing directly onto open farmland, creating a wonderful sense of space and privacy. Planning permission has been granted for a single-storey rear extension (Application Ref: 14/22/0010/LB). Enjoying a peaceful setting, the property remains conveniently located for local amenities, with the nearby village offering everyday essentials, schooling, and excellent transport links including easy access to the M5 and nearby retail facilities.

Approximate 2229 sq ft
Thatched detached home
Five bedrooms
Two reception rooms
Spacious and versatile accommodation
En-suite shower room
Two addition bathrooms and a downstairs cloakroom
Ample driveway parking
Large rear garden backing onto farmland
Village setting



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| | |
|-----------------|--|
| Entrance Porch | 5' 0" x 6' 5" (1.53m x 1.95m) Leading to the sitting room |
| Sitting room | 25' 6" x 14' 5" (7.77m x 4.39m) Featuring an Inglenook fireplace, with doors leading to the boot room, study, kitchen, and a second living/dining area. |
| Dining Room | 22' 9" (max) x 11' 1" (6.94m max x 3.39m) |
| Cloakroom | 6' 4" x 3' 1" (1.93m x 0.95m) |
| Utility | 6' 4" (max) x 7' 10" (1.93m max x 2.4m) |
| Kitchen 1 | 15' 1" x 7' 10" (4.61m x 2.4m) |
| Kitchen 2 | 12' 2" x 7' 10" (3.72m x 2.4m) |
| Study | 8' 9" x 6' 11" (2.66m x 2.11m) Leading to |
| Office | 12' 1" x 6' 11" (3.69m x 2.11m) Leading to shower room |
| Shower Room | 7' 9" x 5' 4" (2.36m x 1.63m) |
| Bedroom 1 | 9' 5" x 14' 4" (max) (2.88m x 4.38m max) Built in wardrobes. Stairs leading to ground floor |
| Bedroom 2 | 9' 10" x 9' 4" (3m x 2.85m) |
| Bedroom 3 | 10' 8" x 8' 8" (3.24m x 2.64m) |
| Bedroom 4 | 9' 4" x 8' 0" (2.85m x 2.45m) |
| Family Bathroom | 9' 4" x 6' 6" narrowing to 4'7" (2.85m x 1.98m narrowing to 1.45m) |
| Outside | The property benefits from an impressive frontage, ample driveway parking, and a generous rear garden backing directly onto open farmland. |



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GROUND FLOOR
1368 sq.ft. (127.1 sq.m.) approx.



1ST FLOOR
730 sq.ft. (67.8 sq.m.) approx.



TOTAL FLOOR AREA : 2098 sq.ft. (194.9 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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