



Stable Cottage

Taunton, Somerset

Carter Jonas

**Stable Cottage  
Thornfalcon  
Taunton  
Somerset  
TA3 5NF**

**A detached cottage  
for renovation/rebuild  
together with stables  
and adjoining land.**

Stable Cottage offers potential purchasers an excellent development opportunity. The property comprises a former groom's cottage and ancilliary accommodation of part timber and part brick elevations under a fibre cement roof offered together with a range of stables and outbuildings. The property is set within its own land but is within easy reach of Taunton, the A358, and the Blackdown Hills National Landscape.

In all extending to 0.83 of an acre.

For sale by private treaty as a whole.

**Carter Jonas**



**Location**

Stable Cottage is situated in the hamlet of Thornfalcon about four miles to the east of the Somerset County Town of Taunton, and within easy reach of the A358, Junction 25 of the M5, and the Blackdown Hills National Landscape.



Property

Stable Cottage is constructed of part timber and part brick elevations under a fibre cement roof. The property has in the past been occupied as two separate dwellings.

No.1 Stable Cottage offers accommodation comprising entrance hall, kitchen with adjoining sitting room with fireplace, two no. bedrooms, and a bathroom. No. 2 Stable Cottage offers accommodation comprising kitchen/utility room with bathroom and rear hall and bedroom/sitting room on the first floor.

Outside, there are several timber and galvanised storage buildings/former kennels to the rear of the cottage, together with

three-no. timber and fibre cement stable buildings which form a courtyard to the east of the cottage. These provide a stable block closest to the cottage with four boxes, a stable block with two no. double boxes, and a further stable block with four no. loose boxes. To the rear of the stable block is a dilapidated timber and galvanise pole barn.

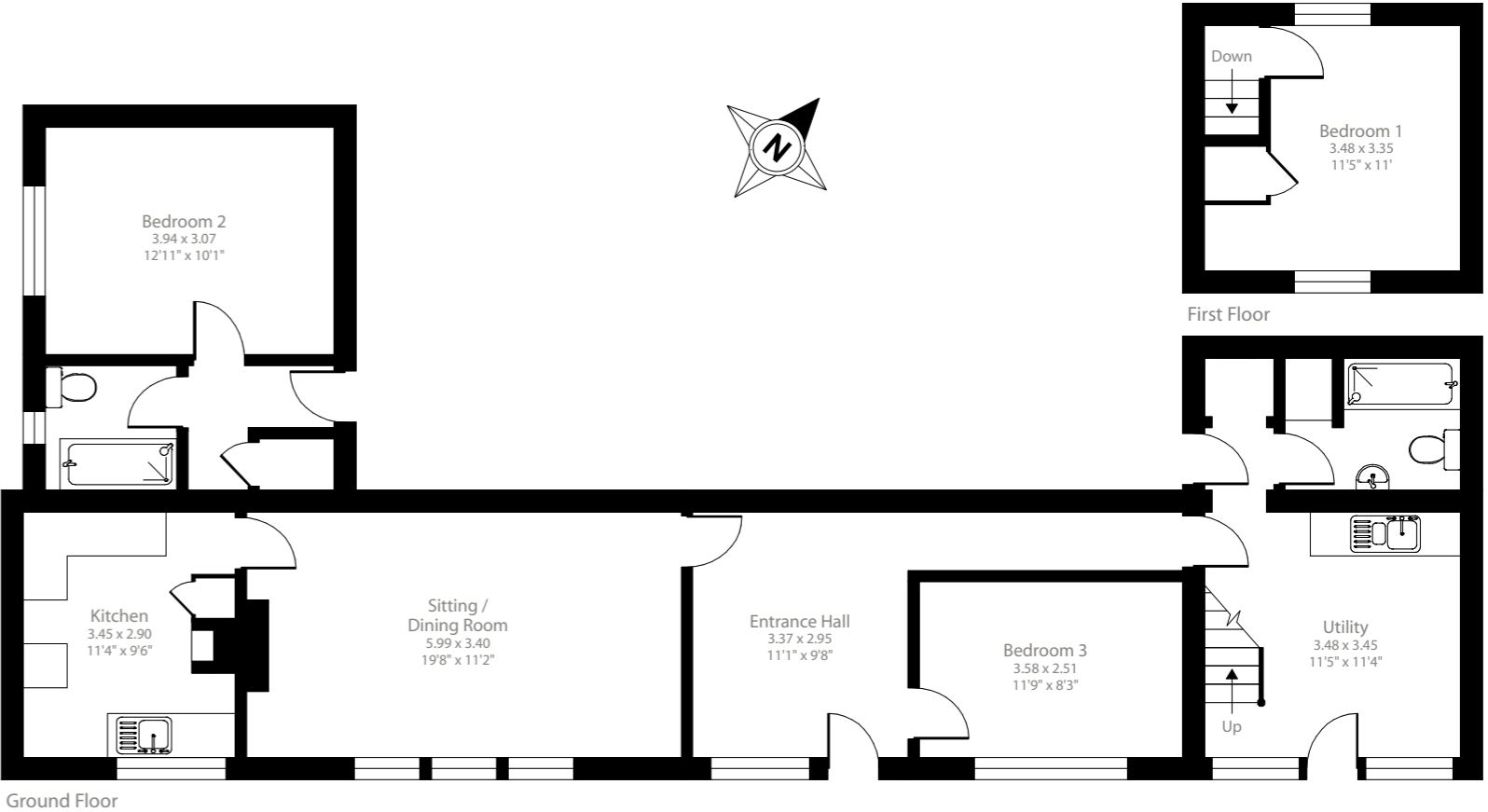
The property is offered together with part of the paddock to the east and west of the property and extends in all to 0.83 of an acre.



Floor plan

Stable Cottage

Approximate Area:  
1160 sq ft / 107.8 sq m



For illustrative purposes only - not to scale.  
The position & size of doors, windows, appliances  
and other features are approximate only.

# Floor plan

## Stable Cottage Stables/ Outbuildings

Approximate Area:  
2087 sq ft / 193.9 sq m



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and other features are approximate only.

## Method of Sale

The property is offered for sale by private treaty with a guide price of £250,000.

## Tenure & Possession

The freehold of the property is offered for sale with vacant possession available upon completion. The purchaser will be required to erect a new stock proof boundary fence along the southern boundary within six months of completion of the sale. The horse walker will be removed by the vendor.

## Services

The property is serviced by mains electricity. Drainage is to a septic tank although potential purchasers should assume that a new treatment plant will need to be installed to service the property. Water is currently from a borehole situated within the vendor's retained land to the south of the property. However, the property will not be sold with a right to use this supply, as there is a mains water supply in Greenway Lane close to the northern boundary of the property. The purchaser will therefore be required to establish their own water supply to service the property.

## Health & Safety

Potential purchasers should take particular care when inspecting the property, being mindful of uneven and potentially slippery ground surfaces.

## EPC Ratings

Stable Cottage has a current EPC rating of E.

## Local Authority

Somerset Council  
[www.somerset.gov.uk](http://www.somerset.gov.uk)

## Viewings

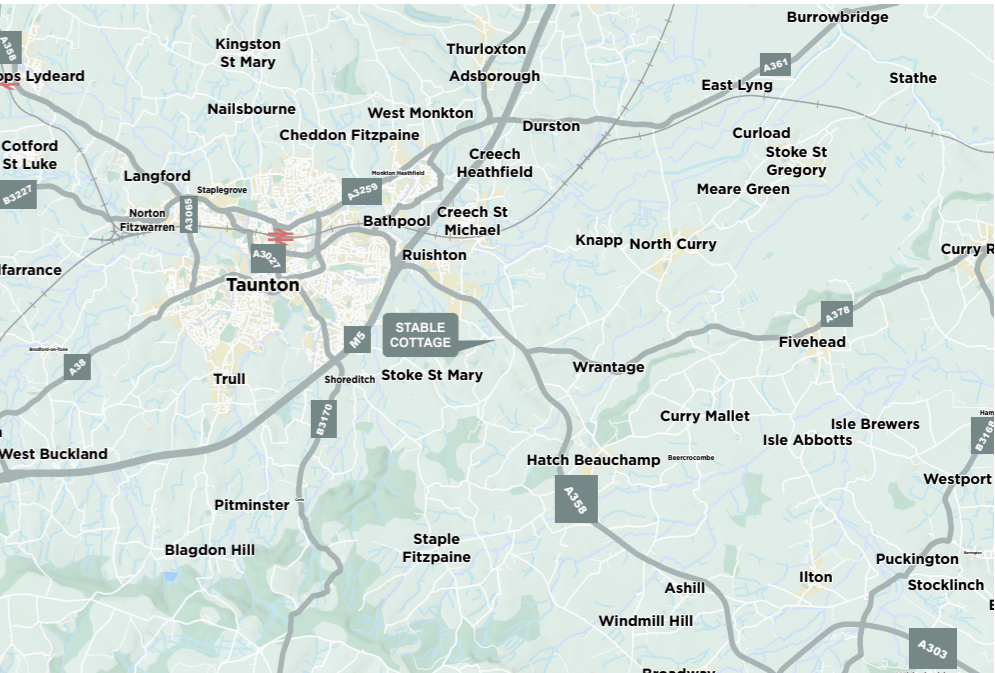
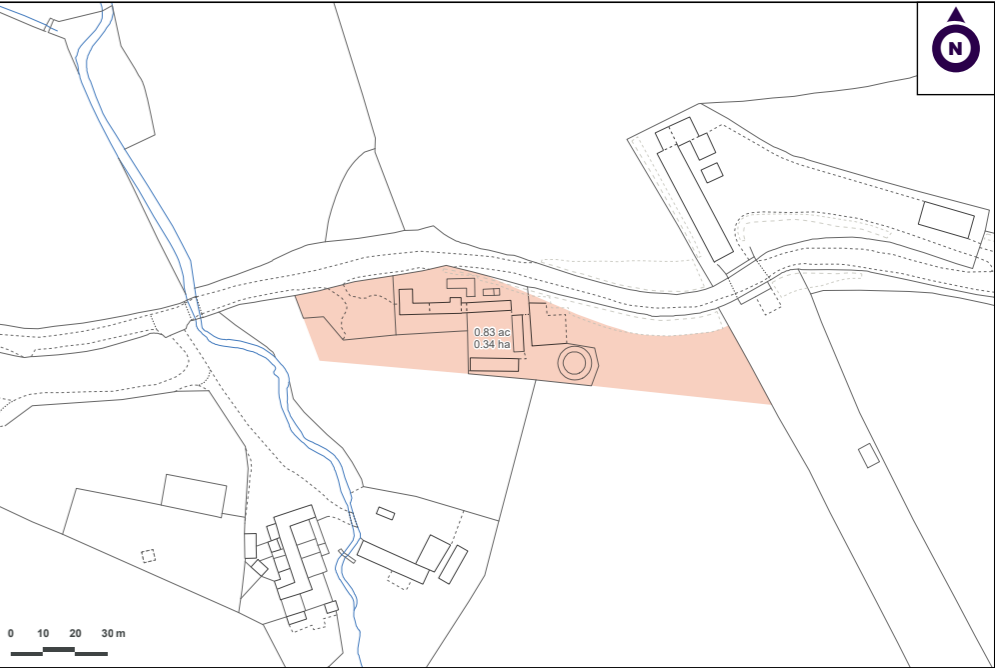
Viewings are by appointment with the vendor's selling agents, Carter Jonas, on 01823 428590.

## Directions

Heading from Junction 25 of the M5 motorway, take the A358 towards Ilminster and Yeovil. As you enter Henlade on the A358, turn right onto Stoke Road. At the end of the road, turn left onto Greenway Lane. Follow this road for just over one mile and the property will be found on the right-hand side.



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## Taunton

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## Important Information

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