

gth



THE OLD INN, Blagdon Hill

Taunton, Somerset

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# The Old Inn, Blagdon Hill, Taunton, TA3 7SG

*A superbly, brand newly renovated period property providing for substantial family accommodation over two floors, to include ground floor annexe accommodation.*

Guide Price £685,000

## Description

Formerly The Blagdon Inn, this substantial period property has been most sympathetically restored to provide for generous and characterful living with stunning period features throughout. Externally the property elevations showcase a mixture of traditional stone and render, and a slate roof.

The accommodation, in brief, comprise of an entrance lobby, large kitchen/breakfast/family area with bespoke kitchen to include a large oak topped island/breakfast bar and quartz work surfaces and Belfast sink. The kitchen is further enhanced with brand new integral appliances together with a



Range style oven. Beautiful flagstone flooring runs through this space, underfloor heating beneath together with a feature fireplace with brand new log burning stove.

Additionally to the ground floor are two further receptions, both enjoying feature fireplaces and exposed brick and beam work. Beyond the kitchen is a separate utility room and ground floor WC. Furthermore, beyond the initial lobby area is the potential annexe accommodation which is most versatile in its use and benefits from ensuite shower facilities. External access from the annexe is also available thus encouraging a self containable area.

To the first floor, an impressive landing with large Velux window provides access to the four well proportioned bedrooms and contemporary family bathroom. The master bedroom

showcases a beautiful vaulted ceiling thus feeling particularly spacious, and enjoys its own ensuite shower room with bespoke quartz-topped basin counter and walk-in shower.

The property benefits from newly installed timber effect grey double glazed windows and doors, and is warmed by gas fired central heating—underfloor heating throughout the ground floor, radiators to the first floor.

## Outside

To the front of the property is a large tarmac drive providing for generous off road parking, together with areas of lawned gardens with scope for further planting. The rear garden is fully enclosed with attractive landscaping to patio and lawn. The provision of lantern lights and outside taps have also been provided for.

## Situation

The property is situated in the highly sought after village of Blagdon Hill some 5 miles south of the County Town of Taunton and lying at the foot of the Blackdown Hills which are designated as an Area of Outstanding Natural Beauty. The village offers a village pub, a recreation ground, nearby churches and primary school whilst Taunton which is readily accessible provides a wide range of shopping, recreational and scholastic facilities. The M5 may be joined at junction 25 & 26 locally and there are a number of local footpaths providing easy access to the surrounding countryside. There is also a direct line rail link to London Paddington and international airports can be found at both Bristol & Exeter.



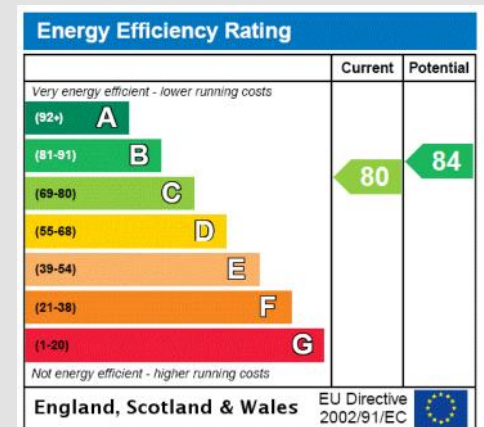
## Services & Outgoings

Mains water, electricity and drainage. LPG tank sunken into front garden.

South Somerset District Council - Tax Band TBC\*

## Directions

From Taunton proceed due south through the villages of Trull and Staplehay and Blagdon Hill will be reached after a further 3 miles. The Old Inn will then become identified on the right hand side.





## Viewing

Strictly by appointment with the agents  
Greenslade Taylor Hunt.

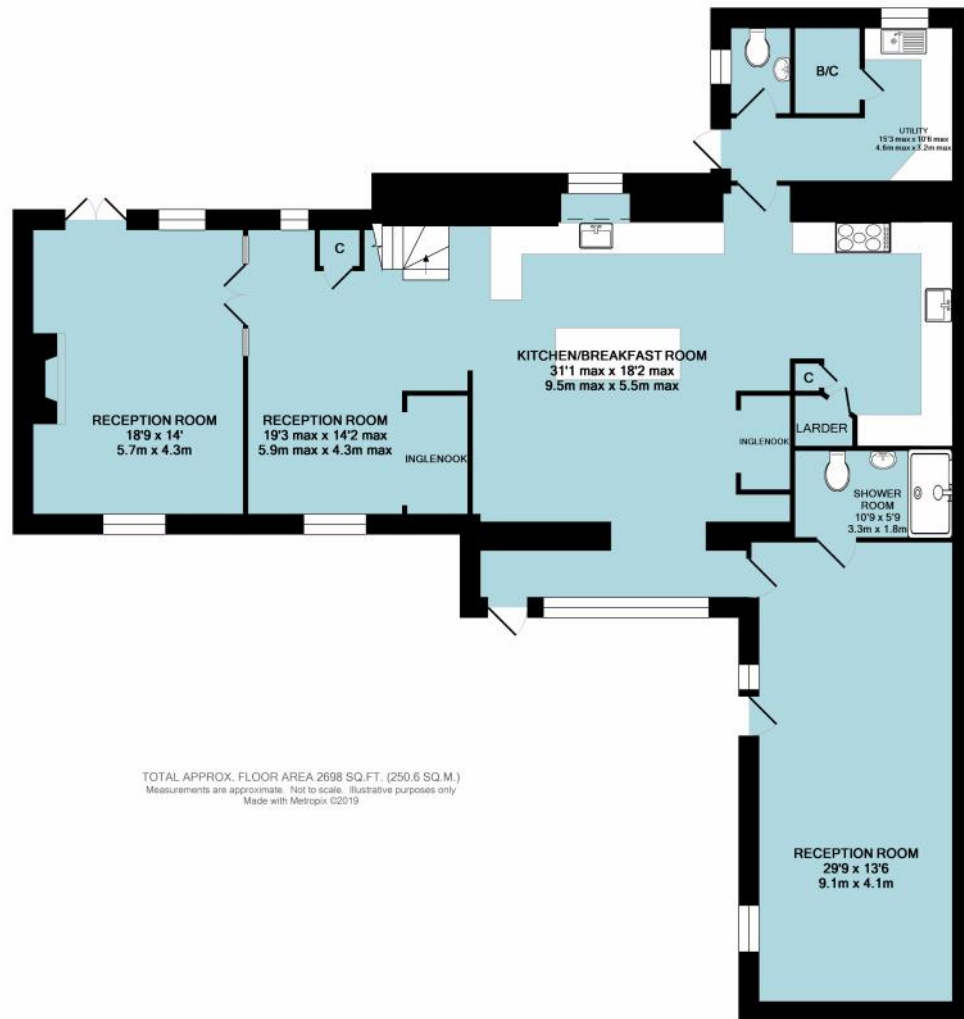
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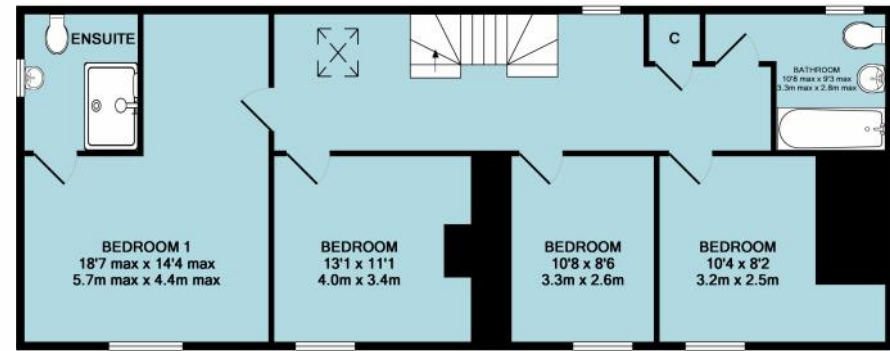


# The Old Inn



TOTAL APPROX. FLOOR AREA 2698 SQ.FT. (250.6 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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GROUND FLOOR  
APPROX. FLOOR  
AREA 1803 SQ.FT.  
(167.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 898 SQ.FT.  
(83.4 SQ.M.)

## IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

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