

Curload

Stoke St Gregory, TA3 6JE

COOPER
AND
TANNER



Asking Price Of £525,000 Freehold

A wonderfully unique character home in this quiet rural settlement, now offered having benefitted from our vendor's renovation to an exceptional standard and sitting within a large, secluded and superbly maintained plot totalling c.0.2 acre. A truly turn-key home yet with further potential to adapt.

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ACCOMMODATION:

This fantastic detached home absolutely must be viewed to really appreciate the attention to detail, quality of materials and bespoke fixtures found throughout. Solid oak adorns much of the flooring, internal doors, trims and window ledges, while slate flooring continues from the reception hall through the generous kitchen. Here you'll also find a comprehensive range of shaker-style wall and base cabinetry; roll edge work surfaces; a twin bowl drainer sink and integral appliances to include a fridge, electric oven and grill and a ceramic hob. From the kitchen there is direct access to a large and versatile room, currently used as a utility/hobby space, although could easily be repurposed as a third bedroom. The main living area comprises a generous dual-aspect open-plan room spanning the depth of the property and providing comfortable, loosely defined living and dining spaces. Cosy nights in are catered for with a log-burning stove at the heart of the sitting room, whilst sliding double doors open to the garden, via a lean to, offering a nice flow from in to out during the warmer months. A cleverly designed cloakroom beneath the staircase completes the ground floor.

On the first floor there are two exceptionally spacious bedrooms, one of which features a fitted window seat and oak shutters, as well as access to storage in the eaves, while the other includes a large walk-in closet. The bathroom cannot fail to impress, with period style fixtures blended tastefully with modern tiling and a fabulous double shower cubicle.

OUTSIDE:

The crisp rendered walls enclosing the courtyard frontage really set the tone for the privacy and well-maintained nature of the external spaces, complimenting the condition of the immaculate interior. Double gates open to off-road parking for at least four cars, with a wide gated side path providing ease of access for any garden machinery to the rear. A patio spans the rear elevation affording plenty of entertaining space, and a sheltered 'garden room' to the other side offers great options as a practical storage area or potential all-weather outdoor dining spot. Predominantly

level lawns stretch through the heart of the plot, providing ample recreation space for families or pets, with a variety of mature shrubs and trees loosely dividing the rear garden into two halves. A timber shed also provides useful additional storage or potting space. Total curtilage extends to c.0.2 acre.

SERVICES:

Mains electric, water and drainage are connected and LPG-fired central heating is installed. The property is currently banded D for council tax, within Somerset Council. The Ofcom checker states that external mobile coverage is likely with four major providers, and that standard broadband is available in the area.

LOCATION:

The picturesque rural settlement of Curload is situated on the banks of the River Tone and within close proximity to the thriving villages of Stoke St. Gregory and North Curry. Buyers seeking a countryside walks will be spoilt for choice in this environmentally significant part of Somerset, with beautiful scenery almost on your doorstep and a number of nature reserves within a 15-20 minute drive. A wide range of amenities can be found in the neighbouring villages, including pubs, general stores/sub-post office, primary schools, churches and a health centre. The centres of Taunton to the south west (10 miles), Street to the north east (11 miles), Langport and Somerton to the east (6.5 miles and 11.8 miles), offer a significant range of everyday health, leisure, shopping and educational institutions.

VIEWING ARRANGEMENTS:

Strictly through prior arrangement with Cooper and Tanner on 01458 840416. If arriving early, please wait outside to be greeted by a member of our team (barring adverse weather).

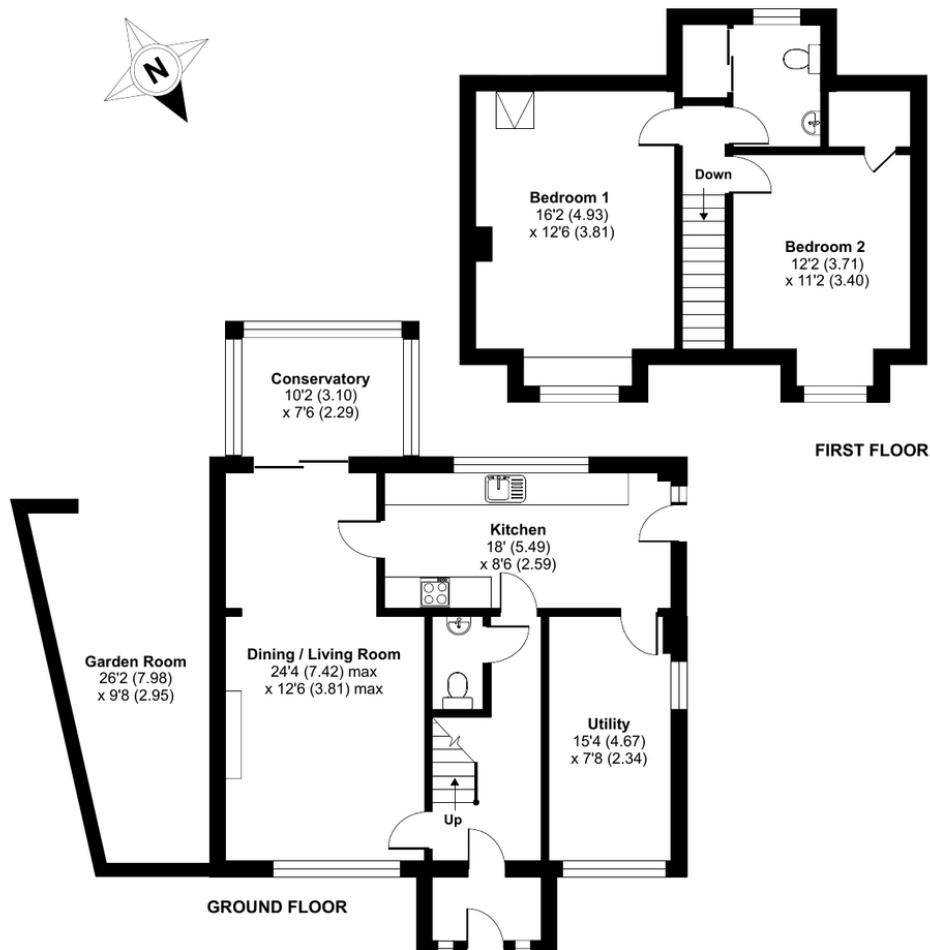




Curymoor, Curload, Stoke St. Gregory, TA3

Approximate Area = 1308 sq ft / 121.5 sq m

For identification only - Not to scale



Certified
Property
Measure

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024.
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