

# ROSE COTTAGE

WILTOWN, CURRY RIVEL, SOMERSET



JACKSON-STOPS



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## ROSE COTTAGE

### WILTOWN, CURRY RIVEL, SOMERSET

A beautifully presented and charming village house with contemporary garden room and coach house studio annexe set in delightful well stocked gardens.



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#### DISTANCES/TIMES (approximate)

LANGPORT 2.2 MILES

TAUNTON CENTRE 12.3 MILES

M5 MOTORWAY (J25) 9.6 MILES

BRISTOL 57 MILES

TAUNTON LONDON PADDINGTON 1.45 HOURS  
(ON THE FAST SERVICE)

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#### SUMMARY

- Pillared Entrance
- Reception Hall
- Dining Room
- Sitting Room/Study
- Drawing Room
- Kitchen with AGA
- Utility
- Cloakroom
- Boot Room
- Contemporary Garden Room/Bedroom
- Shower Room/Cloakroom
- Principal En Suite Bedroom
- Three Further Bedrooms (One En Suite)
- Family Bathroom
- Box Room/Office
- Garden room/Bedroom
- Coach House Studio Annexe
- Double Garage with Galleried Storage
- Beautifully arranged and stocked Gardens
- Ample Parking
- In all about 0.583 acres (0.23 hectares)



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## LOCATION

Rose Cottage occupies a highly convenient position in the thriving village of Curry Rivel and is within walking distance of all village amenities which include ancient church, village green, primary school, general store, petrol station with Post Office, village inn and restaurant. The nearby market towns of Langport and Somerton offer a comprehensive range of day-to-day amenities.

Communications to this part of the country are good with the M5 motorway found at Taunton (Junction 25) and the A303 at Ilminster being within eight miles distant. Taunton, the County Town of Somerset, provides a good shopping centre with many of the well-known, high-street stores. It is the home of the Somerset Country Cricket Ground and has a mainline station with fast trains to Paddington of an hour and forty-five minutes. Trains can also be boarded at Castle Cary on the Great Western Line to Paddington. The area is excellent for well-respected independent schools, including Millfield, Hazlegrove, Sherborne and Taunton with King's College, Queen's College, Taunton School and the Richard Huish Sixth Form College. There are several popular pubs and places to eat nearby.

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## THE PROPERTY

A date stone of 1852 confirms Rose Cottage to be early to mid-Victorian. It has a particularly handsome façade with pillared entrance and a two-storey bay window. The traditionally arranged and beautifully presented rooms provide a comfortable home with particularly fine reception rooms. The pillared entry has a fine panelled front door leading into the hall. To the left of the hall a panelled door leads to the dining room with a traditional Minster fireplace and window overlooking the front garden. On the opposite side of the hall lies the sitting room/study with bookshelves and cupboards and an open fireplace. The drawing room is particularly light and spacious with double-aspect windows, and a handsome Minster fireplace with a Clearview wood burning stove. The kitchen is well-fitted with an oak parquet floor and traditional wall mounted cupboards, and a two-oven electric AGA set in a fireplace surround. There is ample room for a breakfast table. The utility/laundry has deep sink with wooden draining boards and has a shelved larder beyond. There is also a boot room with oil fired boiler, and door to the outside, which leads to a lean-to and outside wc. The hall leads to a wonderful garden room/bedroom, which is a recent addition to the house, and provides a very versatile space having bi-fold doors to the front of the house with electric blinds and an en-suite shower room with walk-in shower, wash hand basin, wc, bidet and underfloor heating. A spacious galleried landing leads to the principal bedroom, which has a double aspect, a bay window, a range of built-in wardrobes and a door to the en-suite shower room. There are two further bedrooms to the front of the house, both having built-in storage and a guest bedroom at the rear of the house with built-in wardrobe and an en-suite bathroom. There is a separate cloakroom with airing cupboard and family bathroom and shower and a box room/office.





## GARDENS AND GROUNDS

The gated drive from Stoney Lane to Rose Cottage has a well-stocked mixed border and mature cherry trees. A double garage has an inspection pit and a staircase leading up to galleried storage area. Two garden stores/potting sheds adjoin the garage and a path to the rear garden, where there is a Rhino aluminium framed greenhouse, a further garage and the coach house studio annexe. This has a high vaulted ceiling, a kitchenette and a shower room. Rose Cottage's secondary entrance from Wiltown Road features double gates opening to a large gravel parking area. A pillared entry leads to a formal orchard with mature ornamental and fruit trees including catalpa, mulberry, medlar, and liquid amber. Lawned gardens stretch out to the front of the house, with a central path lined with standard bay trees, box and yew topiary.

In all about 0.583 acres (0.23 hectares).



THE COACH HOUSE

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**LOCAL DIRECTIONS: (POST CODE: TA10 0HZ)**

On approaching Curry Rivel on the B3168 from Taunton look out for a substantial property on the right and turn right into Stoney Lane. Proceed to the bottom of Stoney Lane and Rose Cottage will be found at the bottom on the left-hand side.

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**PROPERTY INFORMATION**

**Postcode:** TA10 0HZ.

**Services:**

Mains Water, Electricity and Drainage. Oil Fired Central Heating.

**Local Authority:**

Somerset Council, County Hall, The Crescent, Taunton, TA1 4DY.  
Telephone: 0300 123 2224. [www.somerset.gov.uk](http://www.somerset.gov.uk)

**Council Tax Band:** G.

**EPC Ratings:** Rose Cottage: E. Coach House: D.

**Contents, fixtures and fittings:**

Unless specifically mentioned in these particulars, all contents, fixtures and fittings, garden ornaments and statues and curtains are specifically excluded from the sale. Certain items may be available by separate negotiation.

**Viewing:**

Only by appointment with Jackson-Stops Taunton office. Tel: 01823 325144.

**Details prepared and Photographs taken February 2026.**

**For sale by private treaty with vacant possession on completion.**

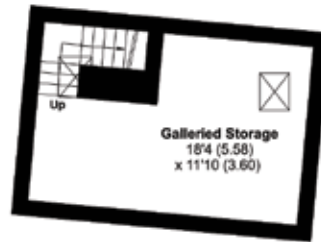


Approximate Area = 3129 sq ft / 290.6 sq m

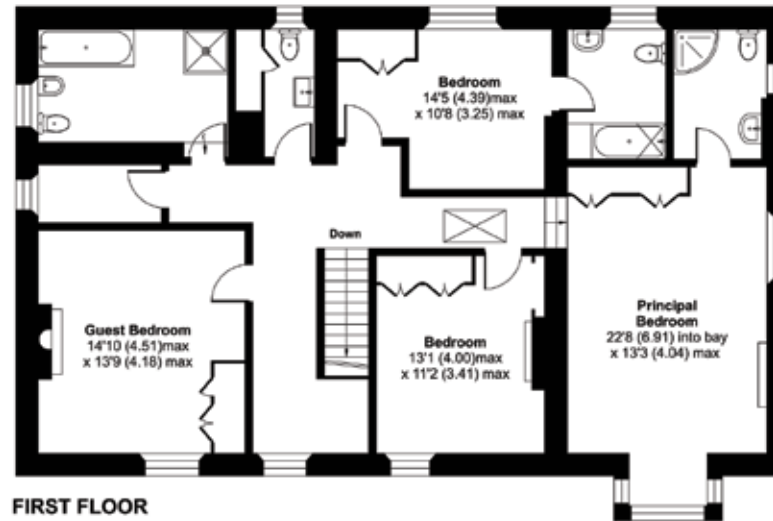
Annexe = 355 sq ft / 32.9 sq m

Garage = 838 sq ft / 77.8 sq m

Total = 4322 sq ft / 401.3 sq m

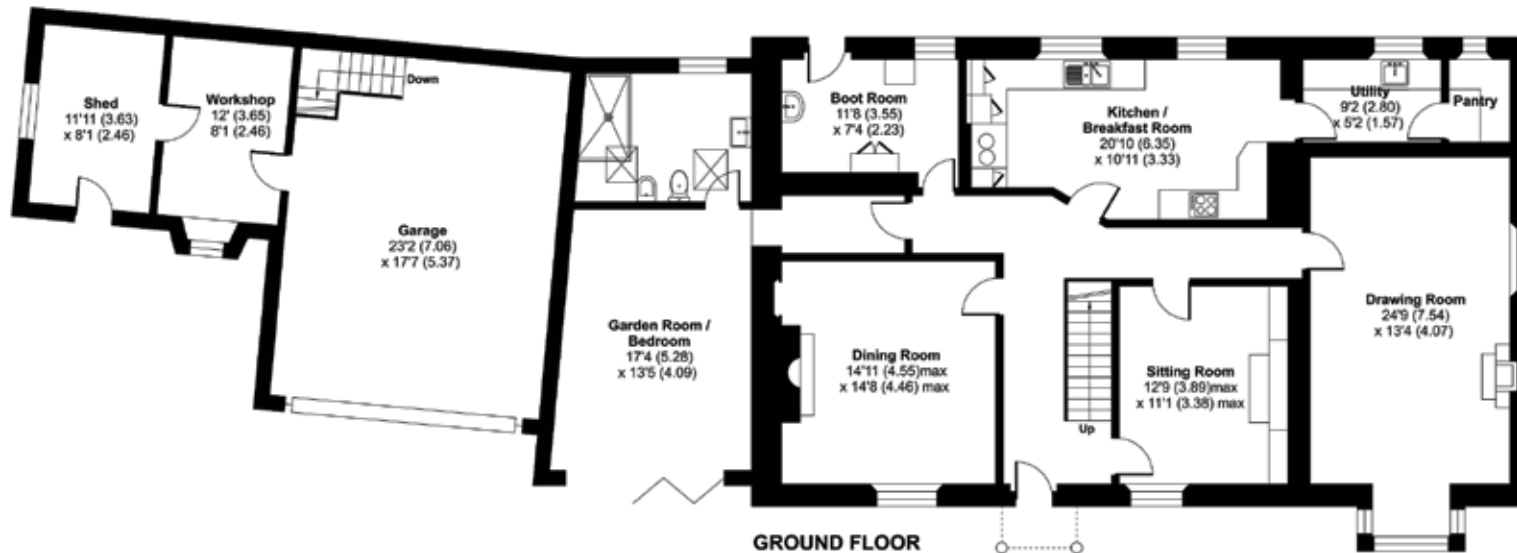


GARAGE FIRST FLOOR

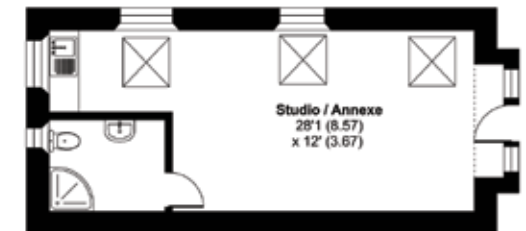


FIRST FLOOR

NB. This Floor Plan is for illustrative purposes only. All dimensions are approximate.



GROUND FLOOR



COACH HOUSE

**Important Notice:** Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



TAUNTON

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