



HARCOTT HOUSE

BLAGDON HILL, TAUNTON, SOMERSET

JACKSON-STOPS 

HARCOTT HOUSE, BLAGDON HILL, TAUNTON, SOMERSET

AN APPEALING INDIVIDUAL DETACHED HOME STANDING
NEAR THE CENTRE OF THIS MUCH FAVOURED VILLAGE



DISTANCES (approximate)

TAUNTON 4.5 MILES

WELLINGTON 7 MILES

HONITON 14 MILES

ILMINSTER/A303 12 MILES

EXETER 32 MILES

BRISTOL 53 MILES

LONDON PADDINGTON 1.45 HOURS ON THE
FAST SERVICE

SUMMARY

- Entrance Porch
- Dining Room
- Kitchen
- Inner Hall
- Three Bedrooms
- Family Bathroom
- First Floor Living Room
- Inner Landing
- Cloakroom
- Gardens
- Generous Parking
- Garage



THE LOCATION

Standing in the highly sought after village of Blagdon Hill and within close proximity of the Blackdown Hills, an area of outstanding natural beauty. The village offers a local inn and playing fields with the nearby villages of Staplehay and Trull offering further local amenities. The County Town of Taunton is a little over four miles distant and provides a good shopping centre along with excellent recreational and scholastic facilities. Taunton has become increasingly popular over the years for its excellent communications with a mainline railway station having a fast service to London Paddington estimated to arrive within one hour forty five minutes and the M5 motorway (J25) providing fast access to the rest of the country. Access to the A303 is a little over ten minutes' drive away.

THE PROPERTY

This comfortable and appealing individual village home offers an entrance porch leading through to the dining room with stairs rising, doors then lead to the inner hall and the kitchen, which enjoys a twin aspect with a door to the garden. From the inner hall there are three bedrooms and a bathroom. On the first floor is a spacious living room enjoying an appealing open aspect, with a patio door to the balcony, a reconstructed stone fireplace and access to eaves storage. There is then a small inner landing with cloaks cupboard leading to a cloakroom.

GARDENS AND GROUNDS

Gates lead onto a driveway with turning area, providing ample parking and leading to the attached garage with inner lobby to the house. The gardens themselves are laid mainly to lawns with shrubs and herbaceous borders with a side garden being laid mainly to patio with rockery and pond and enjoying a southerly aspect.

LOCAL DIRECTIONS (TA3 7SG)

WHAT3WORDS///cheetahs.staple.hologram

From the centre of Taunton proceed southwards along Honiton Road, continue past Queen's College on the right and continue through the villages of Trull and Staplehay. Proceed out of the villages and on to Blagdon Hill, where you carry straight through the village and having just passed the turning on the left to Adcombe Close and the post box, Harcott House will then soon be found on the right hand side.





PROPERTY INFORMATION

Post Code: TA3 7SG.

Services: Mains Water. Electricity. Mains Drainage. Oil Fired Central Heating.

Tax Band: F. **EPC Rating:** D.

Local Authority: Somerset Council, County Hall, The Crescent, Taunton, TA1 4DY. Telephone: 0300 123 2224. www.somerset.gov.uk

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: By appointment with the sole agents Jackson-Stops, Taunton office: 8 Hammet Street, Taunton, Somerset, TA1 1RZ. Telephone: 01823 325144.

Photographs taken and Details prepared August 2025.

For sale by private treaty with vacant possession on completion.



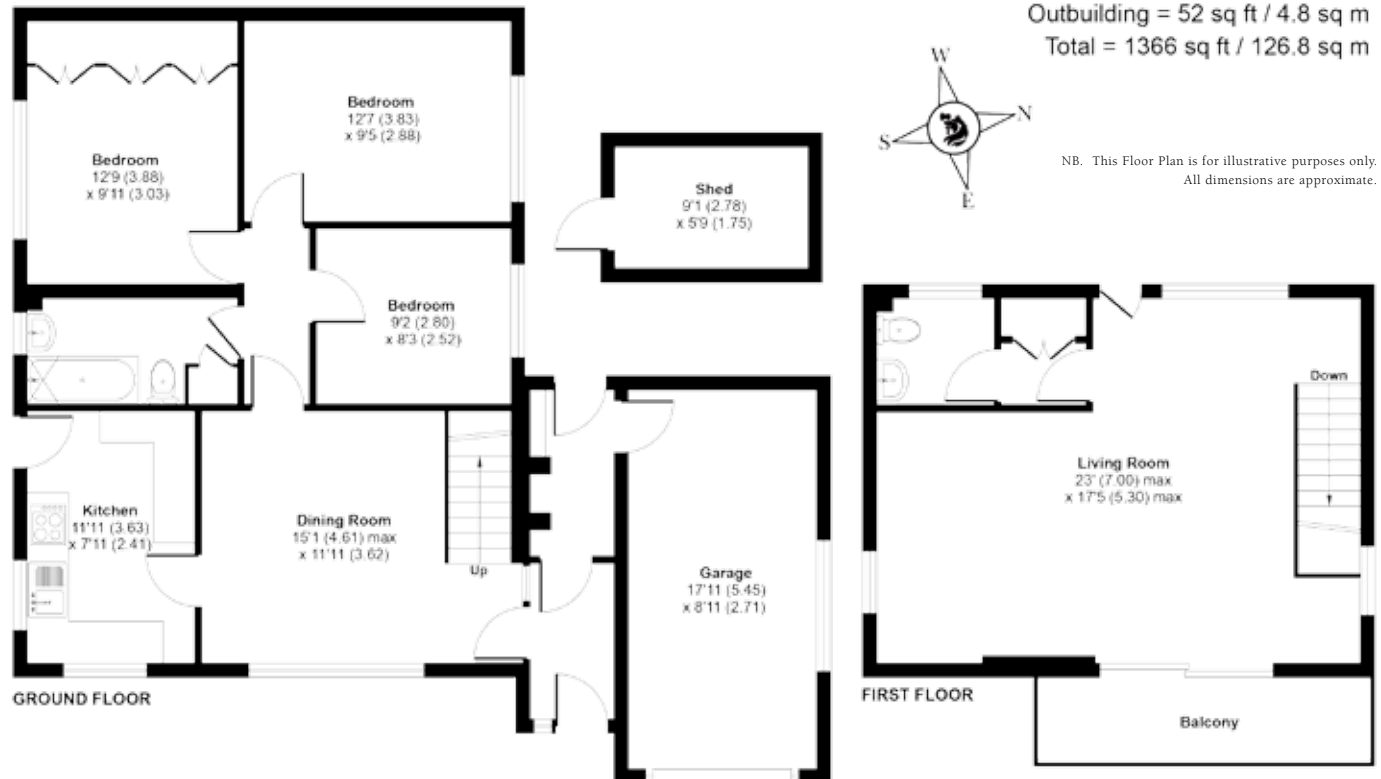
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Approximate Area = 1155 sq ft / 107.3 sq m

Garage = 159 sq ft / 14.7 sq m

Outbuilding = 52 sq ft / 4.8 sq m

Total = 1366 sq ft / 126.8 sq m



Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current; aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

TAUNTON

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