

The Old Post Office

12 High Street, Stogumber, Somerset, TA4 3TA

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EST 1842

HUMBERTS

A delightful period 3 bedroomed Grade II Listed cottage is set within this picturesque village setting offering a wealth of charm and character along with a pretty garden enjoying exceptional views across the village towards the surrounding rolling hills.

- Charming chocolate box 3 bedroomed cottage
- Grade II listed
- Sunny aspect
- Abundance of light n all rooms

THE AGENT SAYS...

The Old Post office is a most charming chocolate box cottage located within a picturesque setting in the desirable village of Stogumber. Centrally located with all the local facilities just a short walk away makes this a most attractive village home. The property enjoys a sunny aspect to the front allowing an abundance of light into all the rooms. This is an opportunity to have as a cosy home, a holiday retreat, or to provide an income stream as a rental, or Airbnb.

ACCOMMODATION

The accommodation comprises outer glazed door opening into a porch with space for cloaks and shoes to the side.

An inner glazed door opening into a spacious reception room with 3 sash picture windows that allow an abundance of sunlight in. Exposed ceiling and wall timbers provide charm and character. A key feature being the two inglenook fireplaces at either end of the room, one of which houses a wood burning stove which is set on a large quarry tile hearth.







Property description cont.

A small, tall cupboard is seen to one side At the far corner of the room is a small enclosed area ideal for storage.

An original (now blocked) staircase curves around one side of the fireplace adding further charm, which could be used as display shelves.

Further book shelving is found at the other end of the room.

Steps lead up through a glazed door into the kitchen. A simple range of wall and base storage units edge the room and include an integrated electric oven with electric hob over. An overhead extractor hood is set within the wall cupboards. Space is available for white goods.

Access leads to the rear hall and main staircase with a glazed door opening out to the rear cottage garden.

Further built in store cupboards are located to the other side with a separate WC/Cloakroom and a further inner door leading into the reception room.

On the first floor there are three bedrooms and a family bathroom including an overhead shower within the bath.

A large airing cupboard is seen along one side of the landing.

GARDENS AND GROUNDS

The Old Post Office has an exceptionally pretty frontage that is edged along the front by original cobbled paving.

The main garden to the cottage is found to the rear of the property; steps lead up from the cottage following a pathway that continues along to the far end of the garden that opens into a small sun terrace. Here stunning elevated views can be enjoyed looking out across the village to the rolling Brendon Hills of West Somerset.







Property description cont.

A small stone garden outbuilding used as a shed is seen to the far end.

Established borders containing a variety of interesting ornamental shrubs, roses and flowers run along one side with a central lawned area and established hedging to the other side.

SITUATION

The property is beautifully situated in the centre of the village of Stogumber occupying a slightly elevated situation with views over the village and open countryside beyond.

The general locality is widely regarded, offering some of the most picturesque countryside within the county with the West Somerset coastline and Exmoor readily to hand.

The village itself provides a popular primary school, village pub, post office and general stores.

The county town of Taunton is readily accessible some 14 miles away, where a wide range of shopping, recreational and scholastic facilities can be found including three noted public schools.

The M5 may be joined at Taunton which also offers a fast rail link to London Paddington. Both Bristol and Exeter airports are also within easy striking distance. With Exmoor and the Quantock Hills within easy distance, with fantastic walking opportunities and a superb network of bridle ways and foot paths.











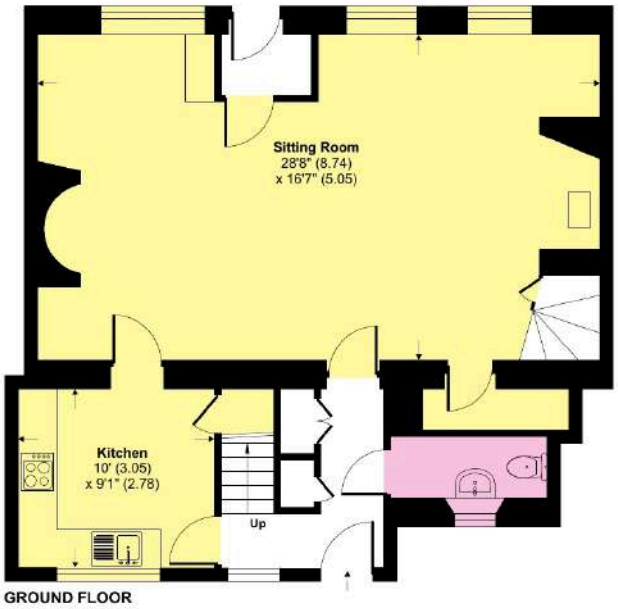


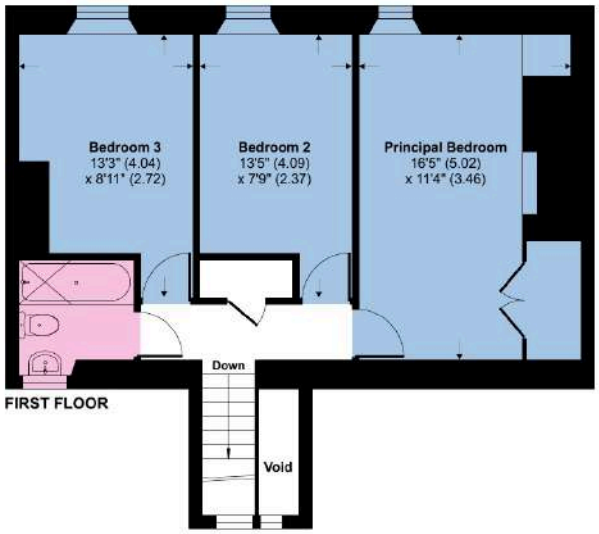


High Street, Stogumber, Taunton, TA4

Approximate Area = 1233 sq ft / 114.5 sq m (excludes void)

For identification only - Not to scale





Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Humberts. REF: 1150083

DIRECTIONS

From Taunton take the A358 towards Williton and after approximately 10 miles turn left towards Stogumber. On reaching the village continue down the hill of Station Road bearing right at the bottom to a T Junction. Turn right and follow the road up the hill, taking a right turn into High Street where The Old Post Office can be seen on the left side.

SERVICES

Mains electricity, water and drainage. Electric night storage heaters. Multi fuel wood burner.

LOCAL AUTHORITY

Somerset Council Tax Band D

ENERGY PERFORMANCE CERTIFICATE

Rating E

AGENTS NOTE

Recently added a brand new thatch.

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