



194 Thurlbear Road

Thurlbear, Taunton, Somerset, TA3 5DQ

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A three-bedroom semi-detached period cottage. Upgraded and extended, with features to include a farmhouse kitchen, two reception rooms, principal bedroom with en suite. Gardens, outbuildings and off road parking.

- 3 Bedroom period cottage
- Semi-detached accommodation
- Upgraded and extended
- Farmhouse kitchen
- Principal bedroom with en-suite
- Gardens, outbuildings and off road parking.

THE AGENT SAYS...194 Thurlbear Road is surrounded by glorious countryside with far reaching views towards the Blackdown Hills. Located on the edge of Taunton the property offers easy access to the town centre as well as the main road connections. The cottage has undergone complete refurbishment by the current owners with the inclusion of an extension to the rear of the cottage creating a superb family home.

The accommodation includes front entrance with inner porch opening into a reception with the main staircase leading to the first floor, understairs store cupboard below.

A stunning Farmhouse kitchen / diner located to the rear of the cottage has been created from a recent extension offering a full range of shaker style wall and base units. An induction hob with an electric fan oven beneath. Attractive travertine stone tile flooring extends across this room with space for a large breakfast dining table.



Property description cont.

Double French doors open out to a sun terrace with access out to the main garden and pathway leading down to the parking area to the far end of the garden.

Beyond the kitchen is a generous utility and cloakroom, with space for a washing machine and tumble dryer, together with a stainless-steel sink set into a cupboard unit and WC to the side. Opposite is a superb walk-in pantry, with the oil-fired boiler positioned at the far end.

The main sitting room is a comfortable and relaxing space featuring a wood burning stove set within a central fireplace with oak mantle over. Ceramic tiled flooring extends across and continues into the Snug. An ideal family space beyond the formal areas to include book shelving extending across the far wall.

On the first floor the recently added principal suite is an impressive space to include vaulted ceiling and windows with natural wood shutters looking out across open countryside. Additional skylights allow an abundance of natural light in. A range of built in wardrobe storage continues along the far wall. A well-appointed ensuite shower room to include a large walk in shower, pedestal basin, WC and heated towel rail.

Bedroom 2 is a good sized double with eves access to additional storage.

Bedroom 3 includes a built in store cupboard with shelving and enjoys views out across the front and open countryside.

The family bathroom is well appointed to include panelled bath with glass screen and overhead shower, pedestal basin, heated towel rail and WC.

The property benefits from newly fitted PVC windows and doors.



GARDENS The property benefits from a surprisingly spacious and wonderfully private garden, enclosed by a combination of mature hedging and fencing. Predominantly laid to level lawn, it features mature trees providing dappled shade, while a flagstone terrace leads directly from the kitchen, creating an ideal outdoor entertaining area.

To the far side is a superb summerhouse, with double doors opening into a stylish outside sitting room, together with an adjoining garden store. Beyond is a further detached workshop with adjoining wood store, providing excellent storage and workspace. A flagstone path continues across the lawn to a gateway opening onto a spacious gravelled driveway, providing parking and turning for several cars. A line of mature damson trees borders the far side, completing this attractive and secluded garden setting.

SITUATION The property is situated on the edge of Taunton in a rural location set in the beautiful Somerset countryside on the edge of the Blackdown Hills, an Area of Outstanding Natural Beauty and provides excellent opportunities for walking, riding and other rural pursuits with an abundance of footpaths and bridleways in the immediate surrounding area.

The nearby villages of Staple Fitzpaine, Thurlbear, West Hatch, Stoke St Mary and Hatch Beauchamp offer a combination of excellent schools, garage and post office. Taunton, the County Town of Somerset, is easily accessible and is only 2 miles away offering excellent communication links to the rest of the country with junction 25 of the M5 motorway on the outskirts of town and a mainline railway station. Taunton provides a wide range scholastic facilities, County cricket ground and racecourse

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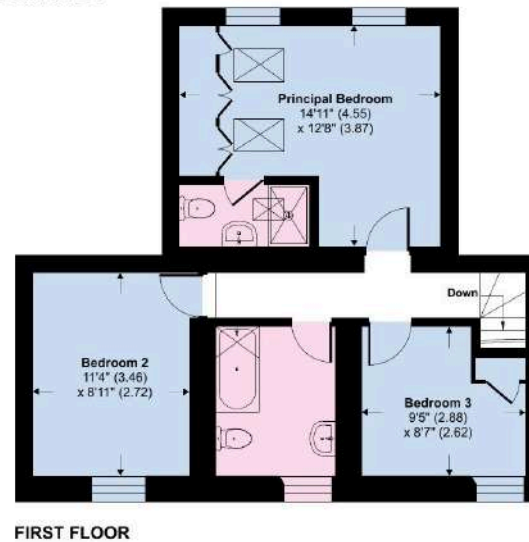
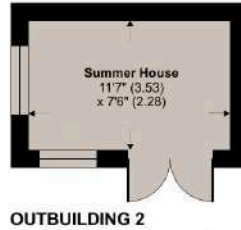
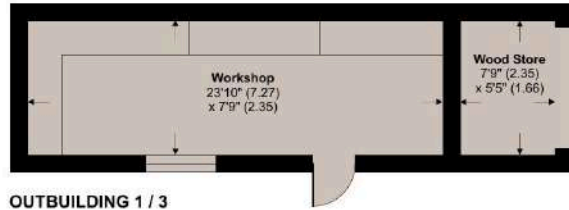
Thurlbear Road, Thurlbear, Taunton, TA3

Approximate Area = 1225 sq ft / 113.8 sq m

Outbuilding = 313 sq ft / 29 sq m

Total = 1538 sq ft / 142.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Humberts. REF: 1528100

DIRECTIONS (what3words) sofa.touches.receiving.

Leaving Taunton follow the B3170 towards Corfe and just after passing the motorway bridge, turn left signposted to Staple Fitzpaine. Proceed along this road passing the polo ground on the right-hand side and 194 is the last pair of semi-detached cottages just as you leave the hamlet on the left hand side.

SERVICES

Mains water and electricity with private drainage
Oil fired central heating

TENURE

Freehold

LOCAL AUTHORITY

Somerset Council
Council tax band C

ENERGY PERFORMANCE CERTIFICATE

Band E

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