



Little Kibbear Taunton TA3 7LN



A substantial Grade II Listed detached 5 bedroomed period home extending to almost 3,500 sq ft in addition to a superb contemporary 3 bedroomed Annexe of 1,000 sq ft, all sympathetically refurbished to create a spacious and characterful family property whilst retaining a wealth of period and character features such as Inglenook fireplaces, exposed timbers and flagstone floors.

The property itself offers 5 bedrooms, 2 bathrooms, 3 reception rooms including Dining Room, large Living Room and Snug together with Kitchen/Breakfast Room and occupies a private location on the edge of this sought after village. With gardens and paddock extending to 1.7 acres, ample off-road parking and a range of useful outbuildings including double garage/studio (21' x 19') and gym (33' x 17').





## Features

### Main House

- Entrance Hall
- Dining Room with flagstone floor, Inglenook and woodburner
- Living Room with parquet floor and door to garden
- Snug with Inglenook and woodburner
- Open plan Kitchen / Breakfast Room with Aga
- Utility Room
- Shower Room
- Landing
- Master Bedroom
- 4 further Double Bedrooms
- Family Bathroom
- Separate Shower Room with WC

### Annexe

- Open plan Kitchen / Living / Dining Room with woodburner
- Master Bedroom
- Second Bedroom
- Third Bedroom
- Mezzanine floor over
- Bathroom

### Outbuildings

- Gym
- Five useful outside stores
- Oil tank shed
- Double Garage with fully boarded loft over

- Oil fired central heating
- Council tax band G





















The village of Trull provides excellent amenities including parish church, thriving shop, post office, garage, tennis club, primary school and a regular shuttle bus service to Taunton town centre.

Taunton is readily accessible with a wide range of shopping facilities, schools and County Cricket Ground; the property lies within the catchment area of Castle School and is close to all three main private schools in Taunton.

Travel connections are convenient with the main line station for trains to London Paddington in less than 2 hours and excellent road links for the M5 motorway at Junction 25, situated to the East and Wellington at Junction 26.



Taunton also offers a good selection of both state and independent schools including Castle School, Taunton School, King's and Queen's Colleges and Richard Huish Sixth Form College.

For rural pursuits, the Brendon, Blackdown and Quantock Hills lie within easy reach and further West, Exmoor National Park provides excellent walking, riding and cycling.

# Little Kibbear, Trull, Taunton, TA3 7LN

Approximate Area = 3427 sq ft / 318.3 sq m

Annexes = 994 sq ft / 92.3 sq m

Garages = 798 sq ft / 74.1 sq m

Outbuilding = 878 sq ft / 81.5 sq m

Total = 6097 sq ft / 566.2 sq m

For identification only - Not to scale



Viewing strictly through the selling agents:

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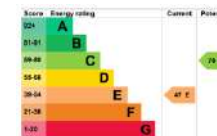
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Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Robert Cooney. REF: 1104039



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