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FINE & COUNTRY
Homes from Webbers

Crooks Orchard
Fitzhead | Taunton | Somerset
Guide Price: £775,000

Crooks Orchard, Fitzhead, Taunton, Somerset, TA4 3JS

In two acres of garden and paddock, a detached three/four-bedroom property with separate detached annexe, a quiet location with great views.

- Versatile Three/Four Bedroom Accommodation
- One/Two Reception Rooms
- Kitchen/Breakfast Room
- Conservatory & Utility
- No Near Neighbours
- Bathroom & Shower Room
- Double Garage & Annexe
- Approximately Two Acres
- Field Shelters & Hay Barn
- Gated Drive & Extensive Parking





The Property

Webbers and Fine & Country are delighted to offer for sale Crooks Orchard on the edge of the West Somerset village of Fitzhead.

The property was originally a bungalow built in the 1930's but has been extended substantially during the 1900's.

It enjoys a sheltered and southerly aspect with lovely rural views from every room. The property has versatile accommodation and could be used by occupants with a maximum of four bedrooms or those rooms could be used for other purposes.

The spacious living room has south and west, dual aspect French doors and patio doors to the outside terrace, with a central fireplace and log burner.

The kitchen is smartly fitted out with granite worktops and breakfast bar and from here there is useful access to the rear utility, east facing conservatory/garden room and what is currently used as a separate independent dining room (possible bedroom four). There are two further ground floor bedrooms with

fitting bedroom wardrobes and a quality bathroom with full suite including separate shower cubicle. The central hall has a delightful "snug" sitting area, south facing and in front of patio doors leading to the south terrace.

A staircase leads to a room in the roof with triple aspect windows and an ensuite shower room. There is further roof space which could be adapted and incorporated subject to planning permission.

The Annexe - On the ground floor there is a double garage with high roller doors and a separate room ideal as a workshop, possible office or tack room. There is independent access to the first floor which incorporates a kitchen, shower room and living/bedroom.

There is an oil-fired central heating system in the house and double glazing.

The property has a brick pillared entrance gate and tarmac drive and there is off street parking for numerous vehicles, trailers or motorhome. The grounds extend to two acres and the current owner has three field shelters, hay barn and additional storage shed.





Ponds

**Crooks Orchard, Fitzhead,
Taunton, Somerset, TA4 3JS**

**IDENTIFICATION ONLY
NOT GUARANTEED**

**Webbers Fine & Country
Wiveliscombe - 01984 624055**

Area: 2.072 acres (8384.44 m²)

Crooks Orchard
Bungalow



0m 15m 30m 45m

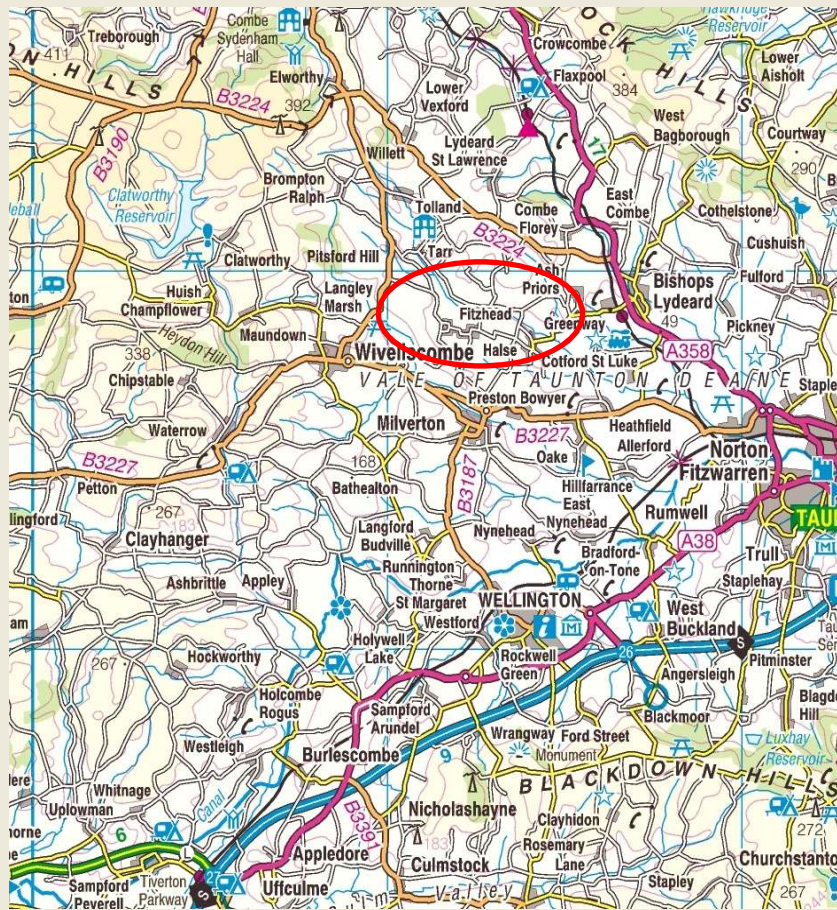
Location

Fitzhead is a small rural village about 8 miles west of Taunton, 2 miles north of Milverton and 3 miles east of Wiveliscombe where there are a full range of amenities and services including grocery shops, doctors, vets, post office, chemist, butchers and library. Milverton and Wiveliscombe have Primary and Secondary schools with good Ofsted ratings and school transport from Fitzhead.

Directions

From the Milverton roundabout on the B3327 proceed towards Taunton and take the first left signposted Fitzhead and Halse. Proceed up the hill and take the left-hand turn signposted Fitzhead at the T junction. Continue down this road, and take first turning on the right by the tree in a Triange signposted Fitzhead. 200 yards down the road Crooks Orchard will be found on the left-hand side (TA4 3JS).

What3words: Using What3words Smart Phone App. For those who already use this Geolocation App device for your smartphone – Type in the following three words: smooth.locator.grips.



Services

Mains electricity and water are connected. Oil fired central heating and there is private drainage.

Tenure: Freehold
Council Tax Band: F

Somerset West & Taunton Council

OPENING TIMES

OFFICE HOURS

Monday-Friday 8.45 am - 5.00 pm
Saturday 9.00 am - 1.00 pm

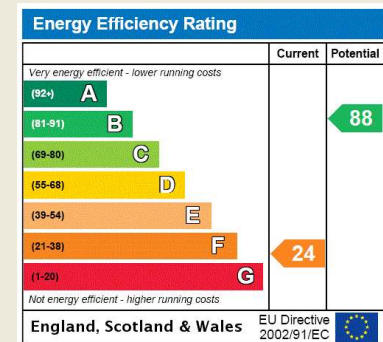
Our customer care centre is open

Monday-Friday 8am - 8pm

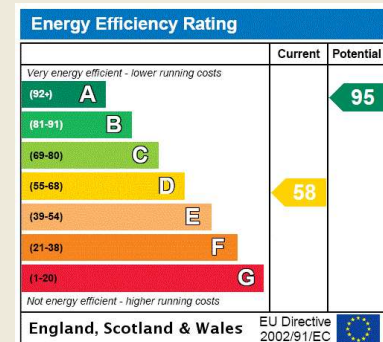
Saturday 8am – 4pm

Sunday 10am to 4pm

Bungalow



Annexe



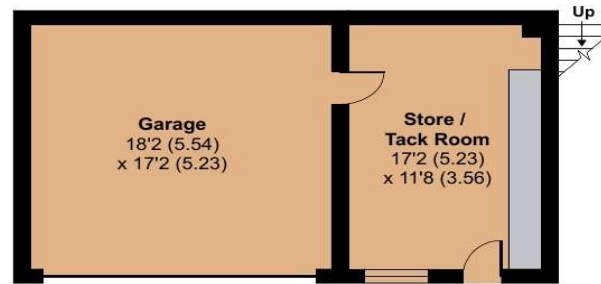
Crooks Orchard Fitzhead, Taunton, Somerset, TA4

Approximate Area = 1861 sq ft / 172.8 sq m (excludes void)

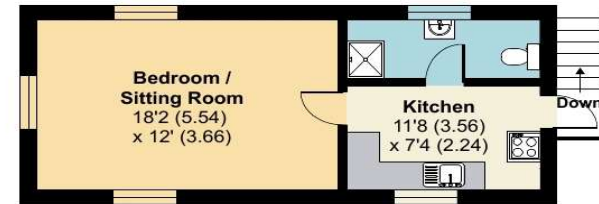
Garage = 895 sq ft / 83.1 sq m

Total = 2756 sq ft / 256 sq m

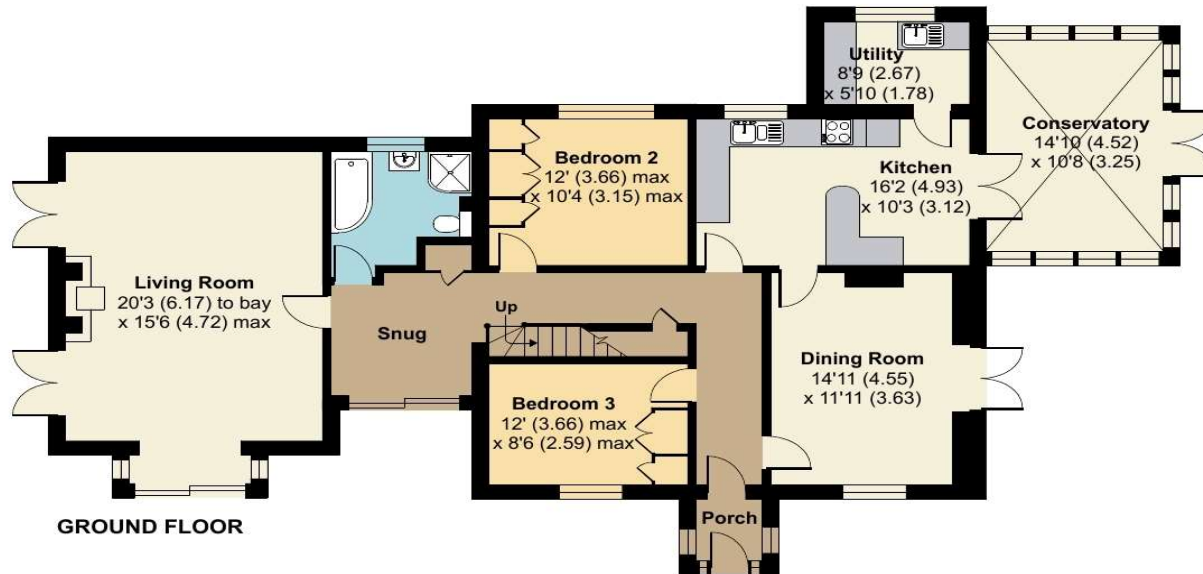
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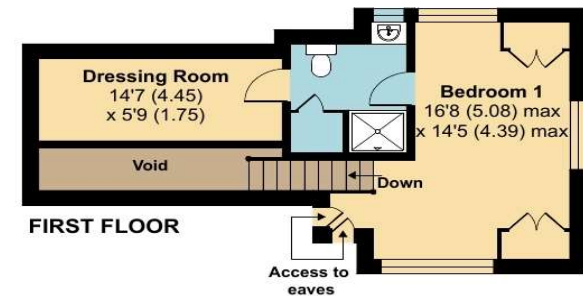
GARAGE GROUND FLOOR



GARAGE FIRST FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Webbers Property Services. REF: 1070565





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