



GIBBINS RICHARDS 

The Old Bakery, 5 Queen Square, North Curry, Taunton TA3 6LD

£395,000

GIBBINS RICHARDS 

Making home moves happen

A charming Grade II listed double fronted period cottage, situated at the heart of this picturesque and most favoured Somerset village offering well presented accommodation with an abundance of character and historic architectural detail. A comfortable village home, the property also lends itself well to the holiday letting market. The property was built circa 1700, in circa 1851 it was expanded to include a bakery and subsidiary buildings to the rear. In 1894, two downstairs rooms, together with part of the staircase and upper room became part of the building, now called the Post Office Stores. The house has been re-modelled and now has a central front doorway, with a room either side of it, leading to a back kitchen area and a well preserved exposed bakers ovens.

Tenure: Flying Freehold / Energy Rating: D-68 / Council Tax Band: D

North Curry is approximately 5 miles to the east of Taunton and 5 Queen Square occupies a prominent position in the centre of this highly favoured village. North Curry offers a thriving community with local amenities to include post office/stores, village inn, primary school, health centre, coffee shop and a parish church. The county town of Taunton offers shopping and cultural facilities as well as a mainline intercity railway station and the M5 motorway at junction 25.

BEAUTIFUL AND WELL PRESENTED GRADE II LISTED TERRACE COTTAGE  
THREE RECEPTION ROOMS  
THREE DOUBLE BEDROOMS - MASTER WITH EN-SUITE  
FAMILY BATHROOM  
COURTYARD REAR GARDEN  
OFFERED FOR SALE WITH NO ONWARD CHAIN  
WELL PRESENTED THROUGHOUT WITH FABULOUS PERIOD FEATURES  
POPULAR VILLAGE LOCATION





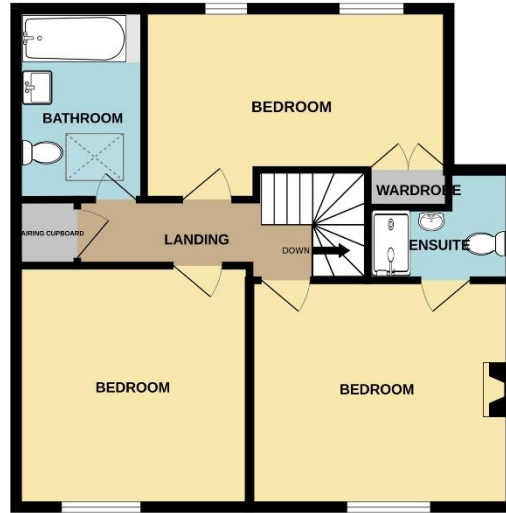
Entrance canopy with solid wood entrance door into;	
Entrance Hallway	Slate floor.
Sitting Room	11' 10" x 11' 8" (3.60m x 3.55m) Fireplace featuring wood burning stove set on a slate hearth. Original sash windows overlooking The Square. Exposed ceiling beams.
Study	7' 9" x 7' 8" (2.36m x 2.34m) Exposed ceiling beams and featuring the exposed details of the original bread and proving ovens.
Central Reception Room	16' 11" x 11' 7" (5.15m x 3.53m) with supporting feature pillars incorporating breakfast area with a slate floor extending into the kitchen. Original cast iron doors to feature former bread and proving ovens. Exposed ceiling beams. Stairs to first floor. Walk-in storage cupboard.
Dining Room	10' 9" x 9' 11" (3.27m x 3.02m) Original sash window.
Kitchen	13' 10" x 10' 10" (4.21m x 3.30m) Open to central reception space with slate floor. A range of wall and base cupboards with worksurfaces over. Range cooker.
First Floor Landing	Store cupboard.
Bedroom 1	13' 0" x 11' 6" (3.96m x 3.50m) Sash window overlooking The Square. Door to;
En-suite	Shower cubicle with mixer shower, wash hand basin and low level wc.
Bedroom 2	13' 0" x 11' 8" (3.96m x 3.55m) Sash window to front. Hatch to loft space.
Bedroom 3	15' 7" x 8' 10" (4.75m x 2.69m) Twin windows to rear. Built-in wardrobe.
Bathroom	9' 6" x 6' 6" (2.89m x 1.98m) White suite comprising of a white bath with mixer shower attachment, shower screen, pedestal wash hand basin, low level wc and heated towel rail. High level double glazed window.
Outside	The property is set back from the village square behind a small wall but attractive front gardens, enclosed by cast iron railings with gate and pathway to the front door. To the rear of the cottage are small courtyard gardens enclosed by walling and fencing with an alternative gated access across a neighbouring courtyard.
Agents Note	This property has a flying freehold.



GROUND FLOOR  
759 sq.ft. (70.5 sq.m.) approx.



1ST FLOOR  
625 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA : 1383 sq.ft. (128.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.

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50 High Street, Taunton, Somerset TA1 3PR Tel: 01823 332828

Email: [tn@gibbinsrichards.co.uk](mailto:tn@gibbinsrichards.co.uk) Web: [www.gibbinsrichards.co.uk](http://www.gibbinsrichards.co.uk)