



Cutsey Grange, Cutsey, Somerset

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A stunning barn conversion, meticulously crafted to the highest standards, boasting **flexible living spaces** spread across four floors and offering breathtaking views of the Blackdown Hills.

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**Summary of accommodation**

Reception/dining hall | Kitchen/sitting room | Boot room | Two cloakrooms  
Principal bedroom with en suite bedroom and balcony | Five further en suite bedrooms | Mezzanine reception room | Laundry room  
Parking | Double garage | Studio/gym /games room | Double car port | Workshop | Garden | Pond with terrace

In all approximately 1.13 acres

**Distances**

Trull 2 miles, Taunton 4 miles (London Paddington 1hr 40 minutes), Exeter 27 miles  
(All distances and times are approximate)



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## Location

Set amidst the scenic splendor of the Blackdown Hills, Cutsey Grange enjoys a conveniently rural location. The sought-after village of Trull, merely three miles away, offers amenities such as a convenience store, a village inn, an ancient church, and a primary school.

Taunton, Somerset's County Town, lies approximately four miles distant, boasting excellent shopping centers, a diverse range of schools, and various sports facilities, including renowned golf clubs and the Somerset County Cricket Club.

## The property

Cutsey Grange stands as part of a select development featuring bespoke barn conversions, originally a segment of Cutsey House. Brimming with character features, this barn spans four floors, offering versatile living arrangements ideal for multi-generational households or generating additional income if desired.

Entering on the upper ground floor, you're greeted by a spacious reception/dining hall and a captivating open-plan kitchen/living space boasting a handcrafted kitchen with granite countertops, complemented by a convenient boot room. Descending to the lower ground floor reveals a generous mezzanine reception area, a kitchenette, and two en suite bedrooms. Below, the basement, which could serve as a separate apartment, hosts two more en suite bedrooms, one featuring a walk-in wardrobe, alongside a laundry room.

The top floor offers sweeping views of the picturesque countryside and comprises of the primary bedroom which boasts a balcony and en suite, along with a second en suite bedroom and a separate WC.



## Gardens and grounds

Approached via electric gates leading to a gravelled driveway, the property offers ample parking, alongside a detached games room/office and a double oak-framed carport which also has an attached lockable garage, log store, and an additional detached garage/shed.

The grounds and gardens at Cutsey Grange are gorgeous and extend to approximately 1 acre. This includes extensive lawns, a private arboretum, a fire pit, and several strategically placed terraces with a timber gazebo.



## Services

Mains electricity and water. Private drainage. Oil fired central heating.

## Directions (Postcode TA3 7NY)

From Taunton head in a southerly direction along Honiton. Pass Queens College on your right and then take the next turning on your right signed Dipford Road. Carry along this road for a mile and when you get to the village of Dipford take the right-hand fork signposted Cutsey. Proceed along this road roughly a mile and bear right at the first grass triangle. Proceed a little further, the road will bear round to the left but carry on straight across and the drive to Cutsey Grange will be in front of you.

## Property information

Tenure: Freehold

Local Authority: Taunton Deane Borough Council, Deane House

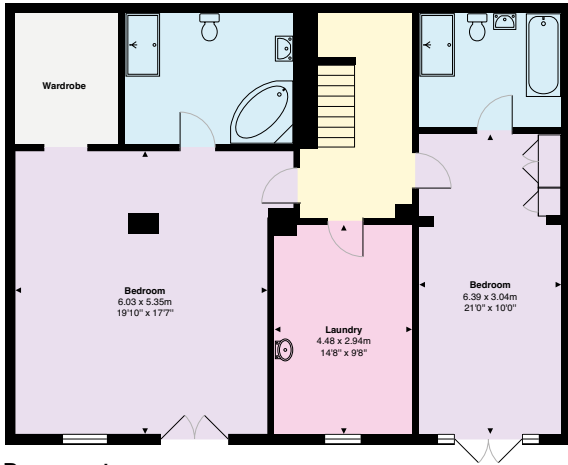
Belvedere Road, Taunton TA1 1HE

Council Tax: Band G

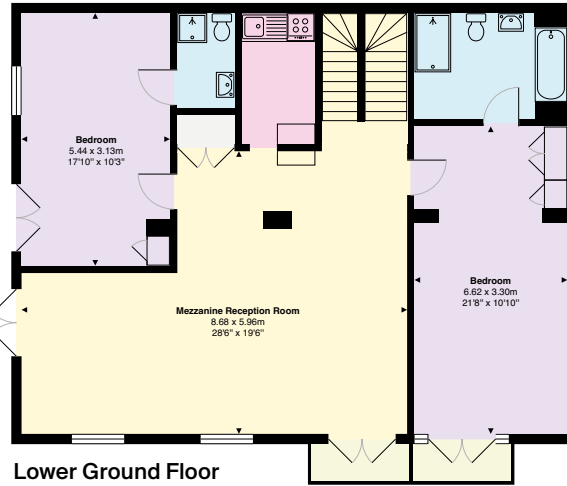
EPC Rating: D

Guide Price: £799,950

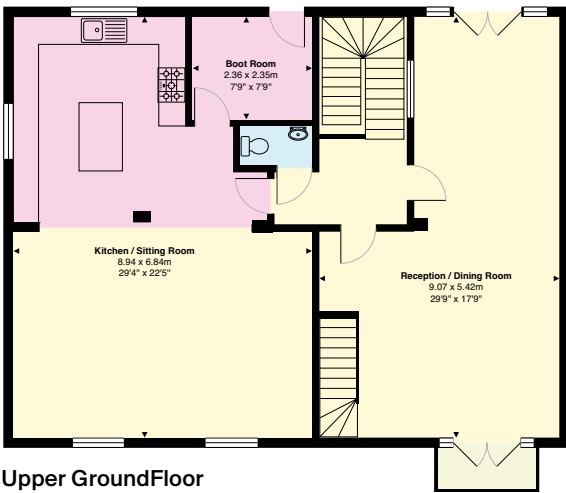
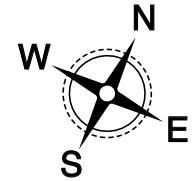
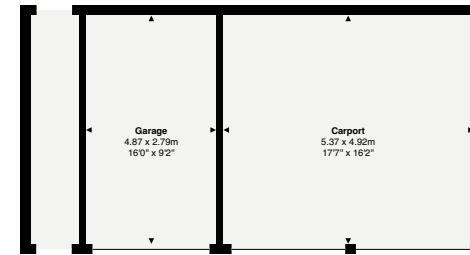
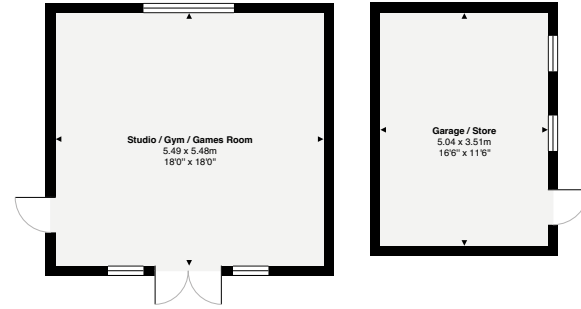




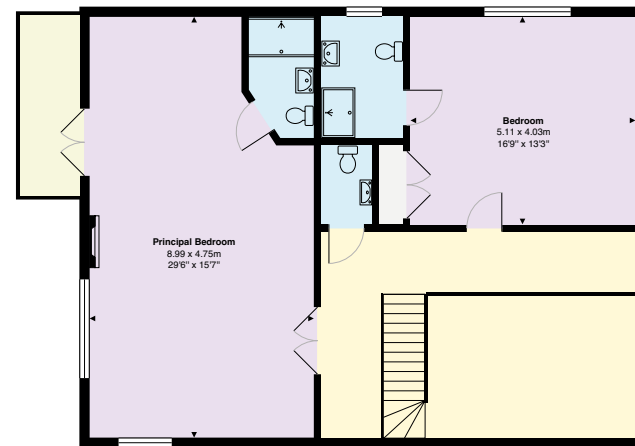
Basement



Lower Ground Floor



Upper Ground Floor



First Floor

**Approximate Gross Internal Floor Area**  
4728 sq ft, 439.2 sqm

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated March 2024. Photographs and videos dated March 2024.

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