



The Old Vicarage, Elm Grove, Taunton, Somerset



A **beautifully refurbished** former vicarage with secondary accommodation, garaging, parking and large garden.

Summary of accommodation

The Old Vicarage

Porch | Reception hall | Sitting room | Study | Family room | Kitchen/dining room | Cloakroom | Inner hall | Utility room/cellar

Principal bedroom with integral bath and shower and en suite WC | Three further double bedrooms | Dressing room (bedroom five) | Family bathroom | Attic (second floor)

Elmcroft (self-contained flat on ground floor): Sitting room | Kitchen/breakfast room | Double bedroom | Shower room

Liscombe (self-contained maisonette on first and second floors): Entrance hall (ground floor) | Hallway | Sitting room | Kitchen/dining room | Two double bedrooms | Shower room

Double garage | Parking | Wood-fired jacuzzi | Sauna | Garden

In all about 0.5 acre (0.2 hectare)

Distances

A3087 0.2 mile, Taunton train station 0.6 mile (Paddington 1 hour 40 minutes, Exeter St. David's 29 minutes and Bristol Temple Meads

1 hour 3 minutes, Town centre 0.7 mile, Junction 25 M5 3 miles, Taunton Racecourse 3 miles, Oak Manor Golf Club 6 miles

(All distances and times are approximate)

**Wilkie May
& Tuckwood**

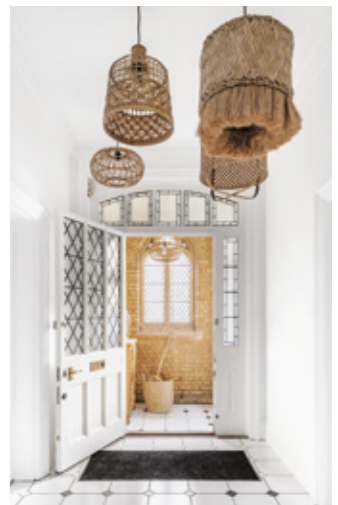
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Location

The Old Vicarage is situated back from the junction of Linden Grove and Elm Grove, two handsome, tree-lined residential streets within level walking distance of Taunton town centre. Sited on the River Tone with a population of about 65,000, Taunton is an old market town and is the county town of Somerset. The Old Vicarage is perfectly sited to take full advantage of all that the town has to offer. There is a convenience store just a third of a mile away and it is close to a wide selection of supermarkets, Somerset County Cricket Club, the river, French Weir Park and Victoria Park. The train station is only a 13-minute walk away offering direct services to Paddington (1 hour 40 minutes), Exeter St. David's (29 minutes) and Bristol Temple Meads (1 hour 3 minutes). The town also offers a wide selection of schools from both the state and independent sectors. These include The Castle School and Richard Huish College (both Ofsted-rated 1 Outstanding) plus the well-regarded King's College Taunton and Queen's College, all within a two-mile radius.

The property

Set well back within its grounds, The Old Vicarage has a screened, private setting that looks out through broadleaf trees lining Linden Grove onto a charming, park-like green space containing four grass tennis courts. It dates from the latter part of the 19th century and is a wonderful example of the sort of fine family house that the Church of England built for members of its parish clergy at that time. The house has generous, well-proportioned accommodation spread over three floors and is built of local stone under a Welsh slate roof with deep eaves. It sits in the north-east corner of its grounds thereby providing extended, south-facing views across the garden to the sitting room, kitchen/dining room and principal bedroom, whilst the study faces east to get the best of the morning light towards the tennis courts opposite. The house is unlisted and has retained many original architectural fittings in light, airy rooms with tall ceilings lit by tall, double-glazed sash windows. It has recently undergone a three-year full refurbishment finished to a very high standard. The interior was styled and redesigned by an award-winning interior, who has achieved a superb feeling of space and light throughout. The interior is filled with natural light with three reception rooms on the ground floor.



Of these the sitting room and study both have open fireplaces, whilst the family room has a cosy wood-burning stove. The kitchen/dining room is fitted with floor to ceiling contemporary units, a four-oven AGA, Belfast sink plus a range of built-in electrical appliances and has a three tall, wide windows looking out across the garden. Upstairs there is a centrally positioned, broad landing leading the five good-sized bedrooms. The principal, L-shaped bedroom faces south and has an integral bath and shower and separate, en suite WC. The fifth bedroom currently serves as a dressing room lined on two facing sides by floor to ceiling fitted wardrobes.





Secondary accommodation and garden

Incorporated within the house are a one-bedroom ground floor flat and a two-bedroom maisonette on the first and second floors and accessed by its own entrance on the ground floor. Both are fashioned from rooms formerly used by live-in domestic staff and therefore do not impinge on the privacy of the main part of the house. Both face predominantly north and west looking out onto Elm Grove and are entirely self-contained.

The house is approached via a vehicle entrance off Linden Grove leading to a gravelled parking area on the east side of the house, where there is ample space for several vehicles. Beside the parking area is a double garage. The grounds extend to about half an acre and are bound by a mix of tall, close-boarded timber fencing and low stone walling topped with mature hedging. Privacy is further enhanced by a mix of several, native broadleaf trees including an impressive beech tree shielding the south-east corner of the house. Behind the house is a large, gravelled seating and dining area that is sheltered and not overlooked. This provides a very private entertaining space and alongside it are a wood-fired jacuzzi and a Swedish style sauna.



Services

Mains gas, water, electricity and drainage. Gas-fired central heating.
Electric AGA.

Directions (Postcode TA1 1EH)

[what3words///charge.mount.races](https://www.what3words.com/charge.mount.races)

From the Parade roundabout at the western end of Fore Street in the town centre, exit onto North Street/A3027. After half a mile turn right into Linden Grove. The entrance to the property will be found on the left after 200 yards at the end of the road, just before the junction with Elm Grove.

Property information

Tenure: Freehold

Local Authority: Somerset Council (www.somerset.gov.uk)

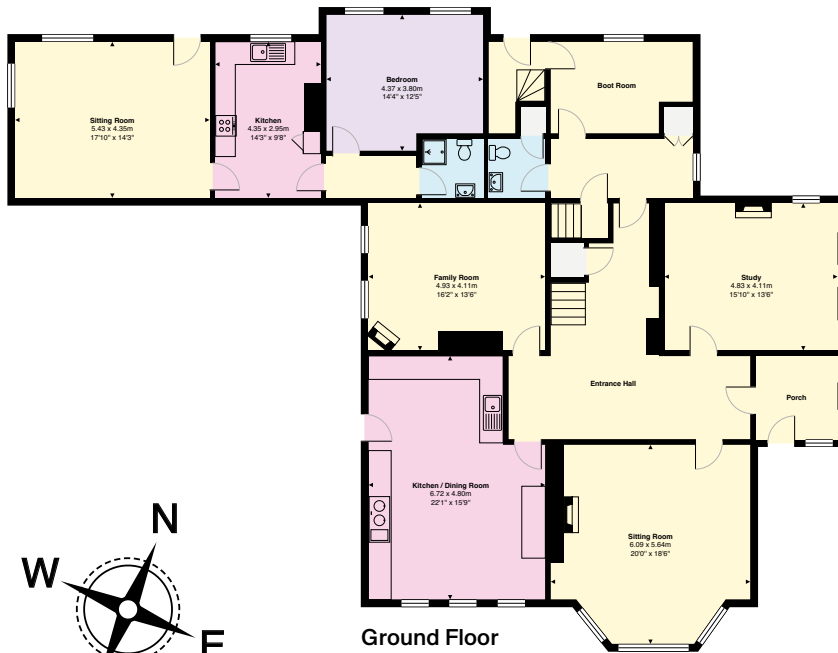
Council Tax: The Old Vicarage G, Liscombe B, Elmcroft A.

EPC Rating: D

Guide Price: £1,500,000

Agent's Note

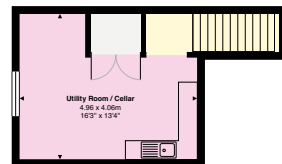
The property is available fully furnished subject to separate negotiation.



Ground Floor



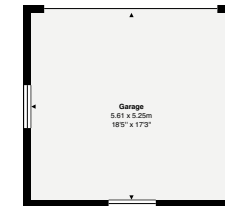
First Floor



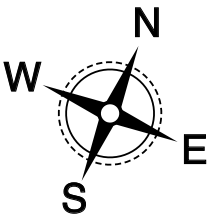
Lower Ground Floor



Second Floor



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



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.



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 February 2024. Photographs and videos dated February 2023.

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