



**Woodpecker Cottage** Dipford, Trull, Taunton TA3 7NS





Woodpecker Cottage has been extended, restored and transformed with imagination and care to provide a superb contemporary home now comprising an impressive spacious open plan family living space with 4 bedrooms and 3 bathrooms. Outside is a 31' wide garage block with office / loft room over and cloakroom in gardens extending to just over a third of an acre of mature gardens in a rural location with extensive views and just 2.3 miles from the centre of town.







## Features

- Entrance Hall
- Living Room with door to garden and feature fireplace
- Open plan fitted Kitchen / Snug / Dining Room with integrated appliances, central island with 150cm Lacanche range cooker, Quooker hot water tap, wine fridge and double sliding doors to garden
- Walk-in Pantry
- Utility / Boot Room with door to garden
- Office / Playroom / Bedroom 5
- Cloakroom
- Master Bedroom Suite with Dressing Room, Ensuite Shower Room with his and hers basins and door to 24'3 Balcony
- Bedroom 2 with fitted wardrobe
- Bedroom 3 with Ensuite Shower Room
- Bedroom 4 with fitted wardrobe
- Family Bathroom with separate shower
- Mature landscaped gardens set in just over a third of an acre with pergola, vegetable garden and greenhouse
- Double Garage with Office / Loft Room above with WC
- Ample driveway parking
- Air source heat pump with underfloor heating on both floors
- Thermoskirt heating in office / loft room above Garage
- Owned solar thermal panels
- Aluminium double glazing
- EV charging point
- Castle School catchment
- Council tax band E
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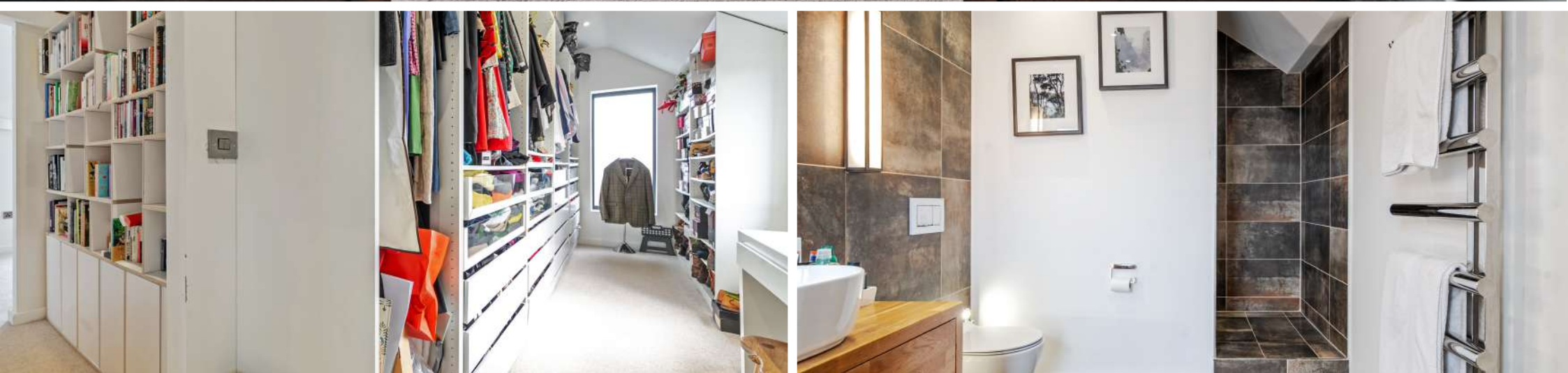




















Woodpecker Cottage is situated near the village of Trull, within 2.3 miles of the centre of Taunton, the County Town of Somerset.

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

Taunton is a bustling, forward-looking town with excellent amenities, a good selection of independent and high street shops, distinctive restaurants, cafés, a wealth of history and sporting facilities including the County Cricket Ground.

Taunton also benefits from a main line railway station linking to London Paddington in less than 2 hours and excellent communications for the M5 motorway at junction 25, situated on the eastern side of the town.

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





# Woodpecker Cottage, Dipford, Trull, Taunton, TA3 7NS

Approximate Area = 2827 sq ft / 262.6 sq m

Garages = 854 sq ft / 79.3 sq m

Total = 3681 sq ft / 341.9 sq m

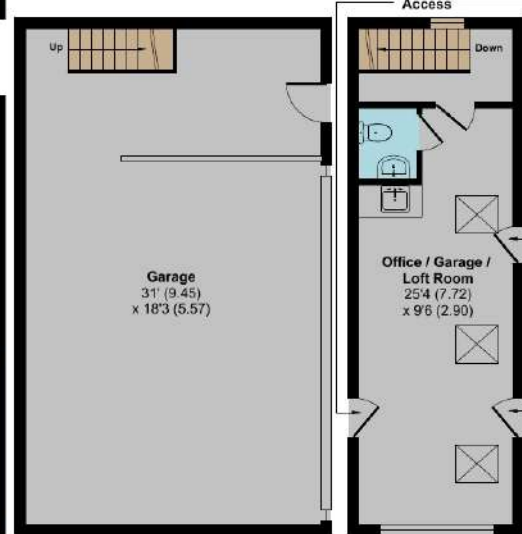
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FIRST FLOOR



GROUND FLOOR



GARAGE GROUND FLOOR

GARAGE FIRST FLOOR



Viewing strictly through the selling agents:

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Robert Cooney. REF:1363046



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