



FOR SALE

Kingsbury Episcopi, TA12 6BH

Offers in Excess of £520,000



ORCHARDS
ESTATES

Situated in the beautiful conservation area of Kingsbury Episcopi, this unique detached family home - with stunning countryside views - occupies a generous plot of approximately 1.5 acres which includes adjoining land divided into paddocks. The property has undergone some modernisation by the current owners and has planning permission in place to extend the current property and create a stunning four bedroom detached home. The accommodation comprises two reception rooms which have been completely modernised, a kitchen and a downstairs toilet. Upstairs are two double bedrooms and a shower room. To the side of the property is a driveway with a gate giving access to further off road parking and two garages. Furthermore is a hardstanding area with stables and outbuildings which then leads onto the adjoining land which would be ideal as a small holding. With the option to complete the renovation work that has been started or extend, this property is a must view to really appreciate the scope and possibilities in this wonderful sought after location.

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LOCATION

Kingsbury Episcopi is a sought after historic village (winner of Somerset village of the year 2018) with pub, church, community centre/shop/cafe (open 7 days a week and was a 2018 village shop of the Year finalist) and sits on the edge of the beautiful Somerset Levels. The nearby villages of Martock, South Petherton and Langport have an excellent range of amenities between them and the A303 is just a short distance away. The area is well served by fine independent and state schools and has numerous recreational pursuits. There are mainline railway stations at the large regional centres of Yeovil and Taunton.

Entrance Hall

Double glazed door to front, stairs to first floor and laminate flooring.

Dining Room - 13' 9" x 11' 0" (4.188m x 3.347m)

Front aspect double glazed bay window, side aspect double glazed window, feature open fireplace, laid to carpet and radiator.

Sitting Room - 17' 0" x 10' 11" (5.193m x 3.324m)

Front aspect double glazed window, log burner, laminate flooring, radiator and double glazed French doors to garden.

Kitchen - 12' 5" x 8' 4" (3.779m x 2.528m)

Side and rear aspect double glazed windows, fitted kitchen comprising a range of wall and base units with worktops over and tiled splash backs, tiled flooring, one and a half bowl sink, space for cooker, plumbing for washing machine, space for tumble dryer and space for fridge/freezer.

Inner Hall

Under stairs cupboard, large walk in cupboard housing oil boiler with side aspect double glazed window.

WC

Side aspect double glazed window, WC and radiator.

Rear Porch

Tiled flooring and double glazed door to lean-to storage area.

Landing

Rear aspect double glazed window, stripped wooden floor and access to loft.

Bedroom One - 17' 0" x 11' 0" (5.174m x 3.356m)

Front aspect double glazed window with stunning views, rear aspect double glazed window, stripped wooden floors, built in wardrobe and two radiators.

Bedroom Two - 11' 2" x 10' 11" (3.396m x 3.324m)

Front aspect double glazed window with stunning views, decorative fireplace and laid to carpet.

Shower Room

Rear aspect double glazed window, shower cubicle with electric shower, half tiled walls, wash hand basin with vanity unit, WC, chrome heated towel rail and airing cupboard housing hot water tank.

Driveway

Driveway to side with gated access to further parking area leading to garages and garden.



Garages

Two garages with up and over doors.

Front Garden

Laid mainly to lawn gated access to both sides.

Rear Garden/Adjoining Land

A gate from the off road parking area opens out to a hardstanding area with stables and outbuildings which in turn leads onto a generous plot of land divided into paddocks measuring approximately 1.5 acres enclosed by hedges and fencing.

ADDITIONAL INFORMATION

*The vendor has advised that they currently have full planning permission to convert the property into a large four bedroom home. PLAN NUMBER 21/01508/HOU

Directions

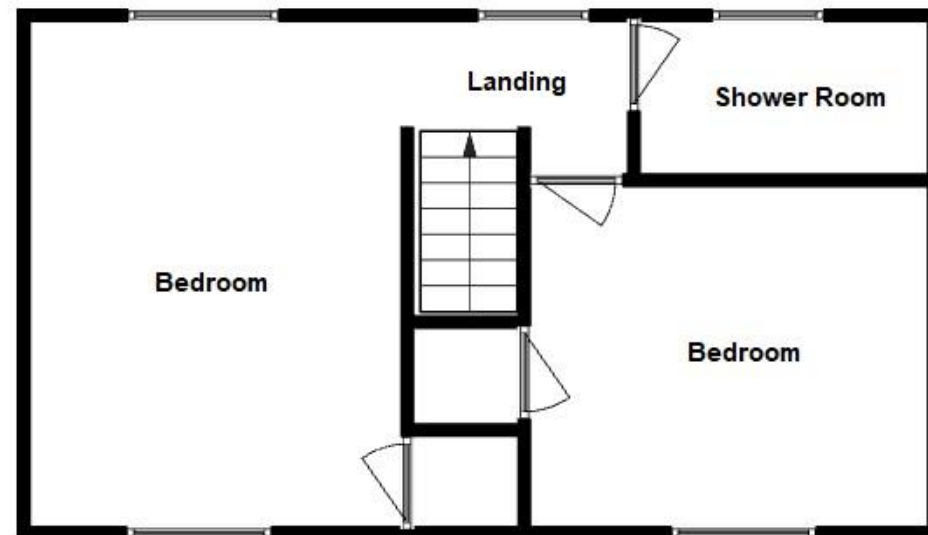
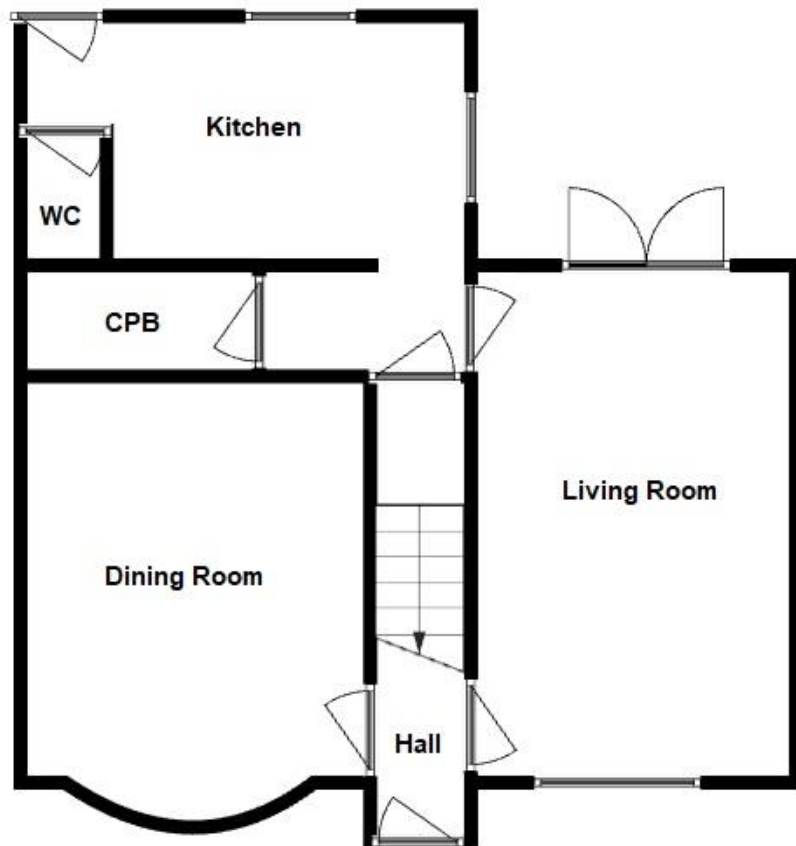
From Martock, proceed down Coat Road and turn left at the junction. Follow the road and take a right on to Broadmead. Continue along this road and bear right onto Dudmoor. At the end of the road turn left onto Folly Road where the property can be found on the left hand side.

AGENTS NOTE

We have a simple goal to provide you with an exceptional level of service, combining good old fashioned values with cutting edge marketing for your home. We are passionate about the local area and are always looking for ways to support our local community. Covering Yeovil, Sherborne, Crewkerne, Martock, South Petherton, Chard and Ilminster, along with surrounding towns and villages. We offer a full range of services including Sales, Lettings, Independent Financial Advice and Conveyancing. In fact everything that you could need to help you move.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



This floor plan is for illustrative purposes only. All measurements and items are approximate and should not be relied upon for accuracy. Any buyer should only use this plan for illustrative purposes only



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