

EAST LYNG

gth

TAUNTON





East Lyng Grange Taunton, Somerset, TA3 5AU

Taunton Town 8.6 miles; m5 Junction 25, 7.2 miles;

3 4 3 339.9Sqm

A beautifully presented property benefitting from planning consent for a caravan park and 2 holiday lets together with outbuildings, paddock and about 1.8 acres.

Freehold Guide Price £875,000

DESCRIPTION

This stunning period property was previously the village pub and the has been sympathetically converted it to a superb village residence. The property which is believed to date back to the 16th Century boasts as wealth of character features, well worthy of its Grade II Listed status, namely crossbeam ceilings, inglenook fireplaces and window seats to name but a few. The accommodation in brief comprises an entrance hall with a beautiful stain glass window, the room opens out to an open living area with bar and impressive inglenook fireplace. A separate dining room is also present, again with inglenook. A newly fitted kitchen with breakfast room can be found adjoining. A study, downstairs shower room, laundry/cloakroom and store complete the ground floor accommodation. Upstairs are four double bedrooms with the master enjoying a generous ensuite, a family shower room and a kitchenette which could easily be converted to another bathroom if required. To fully appreciate the charm and character of this beautiful family home a viewing is highly recommended.

OUTSIDE

To the front of the house is a hard landscaped garden contained within attractive iron railings and to the side is an entrance drive

with electric gates which give access to the rear. Here there are is a large car parking and turning area, a detached garage (6.7m x 3m) . Adjacent to the house is a outside BBQ area and purpose built bar, ideal for alfresco dining and summer entertaining. The main gardens lie to the north and are predominantly lawned with well established borders and enjoying views over the Somerset Levels. A five bar gate gives access to a small paddock for 5 touring pitches on the lower field and is perfect for grazing livestock or a small pony and in all the property extends to approximately 1.88 acres.

PLANNING APPROVED

The former skittle alley (27.35m x 4.5m) has received planning consent (32/23/00008 POA) for 2 holiday lets and 5 touring pitches on the lower field. Please note electric hook ups have already been installed and the access drive. At 100% occupancy there is the potential to earn up to £2,500 gross pcm.

SERVICES & OUTGOINGS

We understand that mains electric, water and drainage are connected to the property. Calor Gas central heating.

Council Tax: *Somerset Council—Band F.*

SITUATION

The property occupies an elevated position and has never flooded in the middle of the village of East Lyng which lies 7 miles to the east of Taunton and approached from the main Taunton to Glastonbury Road. Local facilities are available at North Curry about 2 miles away where primary schooling, café, post office, convenience store and healthcare centre are available. A regular bus service operates to Taunton where a wide range of shopping recreational and scholastic facilities will be found, including a direct line rail link to London, Paddington and the M5 interchange. The cities of Bristol and Exeter both lie within an hours drive, hosting international airports.

DIRECTIONS

From Taunton proceed in an easterly direction and at the Creech Castle traffic lights turn left as sign posted to Bridgwater. Proceed along this road and when the A38 becomes a dual carriageway turn right at Walford Cross as signposted to Glastonbury on the A361. Proceed along this road through the village of Durston and West Lyng and as you enter East Lyng the property will be found on the



left hand side as marked by the for sale board.

What.3.Words—For the exact location download the App and enter;
dried.teach.director.

ADDITIONAL INFORMATION

Broadband: FTTP—Standard broadband is available—highest available download speed 3 Mbps, highest available upload speed 0.4 Mbps. (Openreach).

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a LOW RISK from River/Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).



VIEWING

Strictly by appointment with the agents
Greenslade Taylor Hunt.

13 Hammet Street, Taunton, Somerset, TA1 1RN

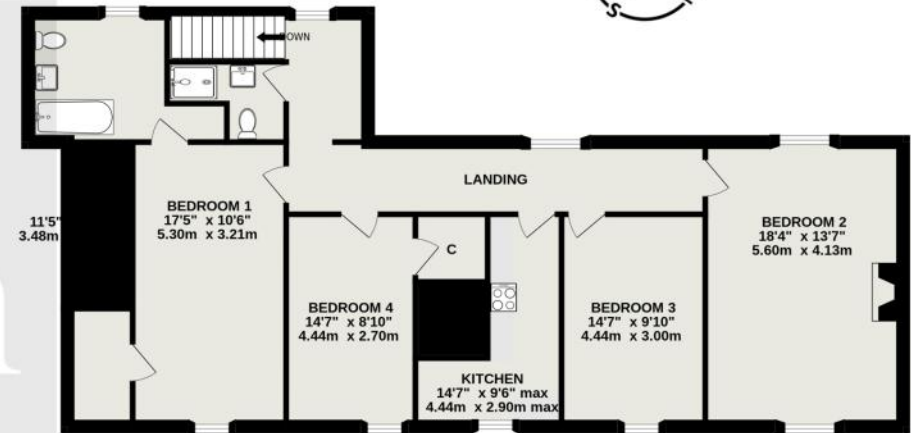
Email: residential.taunton@gth.net

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GREENSLADE TAYLOR HUNT
www.gth.net



1ST FLOOR
1246 sq.ft. (115.8 sq.m.) approx.



TOTAL FLOOR AREA : 3659 sq.ft. (339.9 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.



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