

ALSTONE COURT

gth

WEST HUNTSPILL





Alstone Court, 39 Alstone Lane, Highbridge, Somerset, TA9 3DS

Burnham on Sea 2.5 miles; Weston-super-Mare 12.5 miles;

3 5 4 sq m

A deceptively large FIVE bedroom 1930's semi detached house with drive, garage and garden. This stunning, attached 5 bedroom Grade II listed former farmhouse has been sympathetically and tastefully renovated throughout to provide a stunning and characterful family home with annexe potential, outbuildings, superb formal gardens, swimming pool and attached 4 acres paddock (in all approximately 5 acres).

DESCRIPTION

This highly desirable, substantial residence is believed to have been built in the early 1800's (with a wealth of interesting history), and has sympathetic later additions providing a flexible, versatile family home with annexe potential, perfect for a dual occupancy situation. The well presented and tastefully furnished accommodation comprises: spacious storm porch, entrance hall, sitting room, drawing room, study/office, spacious kitchen/family room (with AGA and bespoke hand-made kitchen units), secondary sitting room with kitchen area, ground floor W.C/cloakroom, with 4 bedrooms, 2 family bathrooms, utility room and an en-suite shower room on the first floor in the main house, with a further bedroom, bathroom and open plan study area in the secondary residence. There are 3 further loft rooms on the second floor. Further benefits include gas central heating, a wealth of character features (fireplaces etc), solar panels (providing income) and all fitted carpets are set to remain.

OUTSIDE

Externally, the property occupies a large mature plot of stunning formal gardens (approximately 0.65 acre), ample off road parking, outbuildings (including workshop) and an attached approximate 4 acre paddock. In addition to the lovely landscaped gardens the



current owner has added a heated outdoor swimming pool. The pool offers an ideal place to relax and unwind, and is ideal support for those with physical needs....or use just to swim! Next to the pool a new porcelain tiled patio area, with gazebo and numerous sheds and outbuildings - one is used as a changing shed for the pool. There is an allotment area with 2 greenhouses, raised beds, fruit cage, suitable for keen gardeners. A large work shed, previously used as a workshop and would suit a car enthusiast. The drive access alongside the property to the field and allotment area/shed has been added by the current owner.

There is an underground water tank using recycled rain water which is linked to the outside tap. A stunning, attached, semi rural residence set behind a private gated entrance 'Alstone Court' must be viewed internally to be fully appreciated.

SERVICES & OUTGOINGS

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

Council Tax: Somerset Council—Band F

EPC—Exempt

SITUATION

The superb Grade II listed former farmhouse is situated on a semi-rural lane on the outskirts of the popular Somerset village of West Huntspill. There are nearby facilities including primary school, an historic church, public houses/restaurants, and there is a mainline railway station in nearby Highbridge providing regular services to Bristol etc. The popular coastal town of Burnham on Sea is just a few miles distant with its bustling High Street of shops, a bank, restaurants, coffee shops etc, together with its sea front and Esplanade providing super coastal walks. Access to both junctions 22 & 23 of the M5 are within a few miles distance from the property giving excellent commuting links to Bristol, Taunton etc Bristol Airport is approximately 22 miles distant.

DIRECTIONS

What3words:/// splash.infringe.dunk

Leave the town of Highbridge on the A38 towards West Huntspill. Take the second right turn into Alstone Lane. Proceed along for a distance where the property is found on the left side identified by a For Sale board.



ADDITIONAL INFORMATION

Broadband: Broadband is available—highest available download speed 1600 Mbps, highest available upload speed 115 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 VERY LOW RISK Surface Water flooding.



VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

44 High Street, Burnham-on-Sea, Somerset, TA8
1AZ

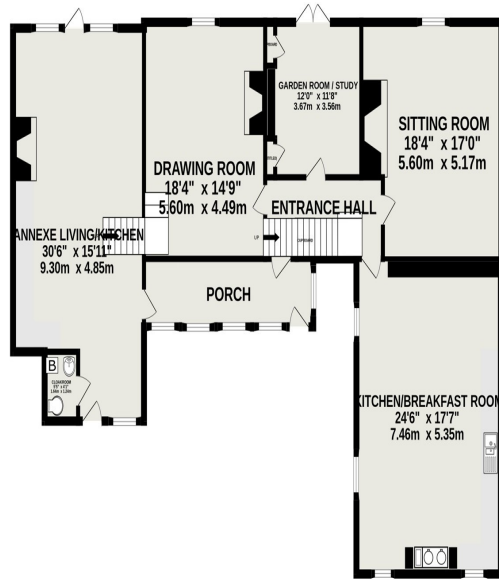
Email: residential.burnham-on-sea@gth.net

Tel: 01278 782326 | Ref: BUR250150

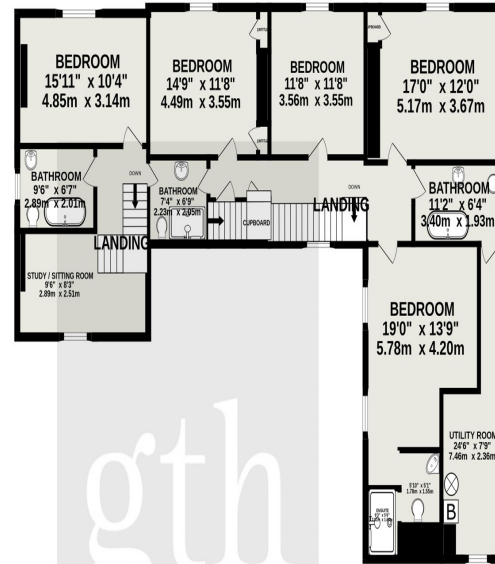
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ALSTONE COURT

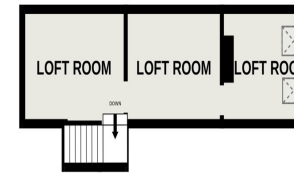
GROUND FLOOR
1729 sq.ft. (160.7 sq.m.) approx.



1ST FLOOR
1568 sq.ft. (145.7 sq.m.) approx.



2ND FLOOR
330 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 3628 sq.ft. (337.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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Agents note: New walk in shower replaced

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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