

CHAPEL LEIGH

gth

LYDEARD ST. LAWRENCE





Pipers Gate, Chapel Leigh

Lydeard St. Lawrence, Somerset, TA4 3RB

Taunton Town 8.3 miles; M5 Junction 25, 10.1miles

1 4 2 167 Sqm

A beautifully presented barn conversion nestled within the highly sought-after hamlet of Chapel Leigh, enjoying a wonderful rural setting with mature gardens and grounds extending to just under one acre, together with a detached double garage and heated swimming pool.

Freehold Guide Price £825,000

SITUATION

The property is situated in the hamlet of Chapel Leigh which is a quiet west Somerset hamlet. This part of Somerset is unknown to many with its gently rolling countryside and no major roads nearby; accordingly it is very much unspoilt and includes some of the most beautiful countryside in Somerset. The property is only 8 miles away from Taunton, the County Town of Somerset, which provides an excellent range of amenities and three noted public schools, namely King's and Queen's Colleges and Taunton School. The nearby village of Bishops Lydeard includes a range of shops, parish church, doctors surgery, library, post office, garage and primary school. The Quantock Hills which are designated as an Area of Outstanding Natural Beauty, together with the Brendon Hills and Exmoor National Park are close by and provide miles of footpaths and bridleways. The cities of Exeter and Bristol are all within an hour's drive both hosting international airports.

DESCRIPTON

Converted in 2000, this charming property is constructed of local stone elevations beneath a pitched tiled roof and benefits from solar PV and solar thermal systems, contributing to its economical running costs. The accommodation is exceptionally well presented



throughout and briefly comprises an entrance hall with cloakroom and separate utility room. A door leads through to the welcoming sitting room, which enjoys a dual aspect, attractive limestone flooring and an open fireplace with inset wood burning stove, creating a warm and inviting atmosphere. Adjoining the sitting room is the heart of the home, a stylish contemporary kitchen fitted with a range of modern units, a central island containing a number of integrated appliances. The kitchen flows seamlessly into the impressive dining area, featuring a glazed atrium and sliding doors to two elevations. This light filled space enjoys delightful views over the gardens and provides an excellent area for both everyday living and entertaining. On the first floor are four bedrooms, two of which are doubles. The principal bedroom benefits from fitted wardrobes and an ensuite shower room. The remaining bedrooms are served by a well appointed family bathroom.

OUTSIDE

The property is approached through timber gates, opening onto a gravel driveway which sweeps around to a generous parking and turning area, providing access to the detached double garage. Immediately adjacent to the house, is a superb sun terrace, ideal for al fresco dining and summer entertaining. The delightful gardens are predominantly laid to lawn and interspersed with a variety of mature shrubs, trees and flowering plants, creating a private and attractive setting. A particular feature of the grounds is the spring-fed conservation pond, which is rich in wildlife and supports a diverse range of flora and fauna. In addition, there is a summer house, productive vegetable garden and a fantastic 20-metre swimming pool, heated via solar thermal panels. The property offers a rare combination of character, modern efficiency and outstanding outdoor space in a highly desirable rural location. To fully appreciate the charm, quality and setting of this exceptional family home, an internal viewing is highly recommended.

SERVICES & OUTGOINGS

Mains electric, water and drainage to a sewage treatment plant. Oil fired central heating. PV solar panels , solar thermal and EV charging point.

Council Tax: *Somerset Council—Band F.*

DIRECTIONS

What3words:///bulge.masts.river

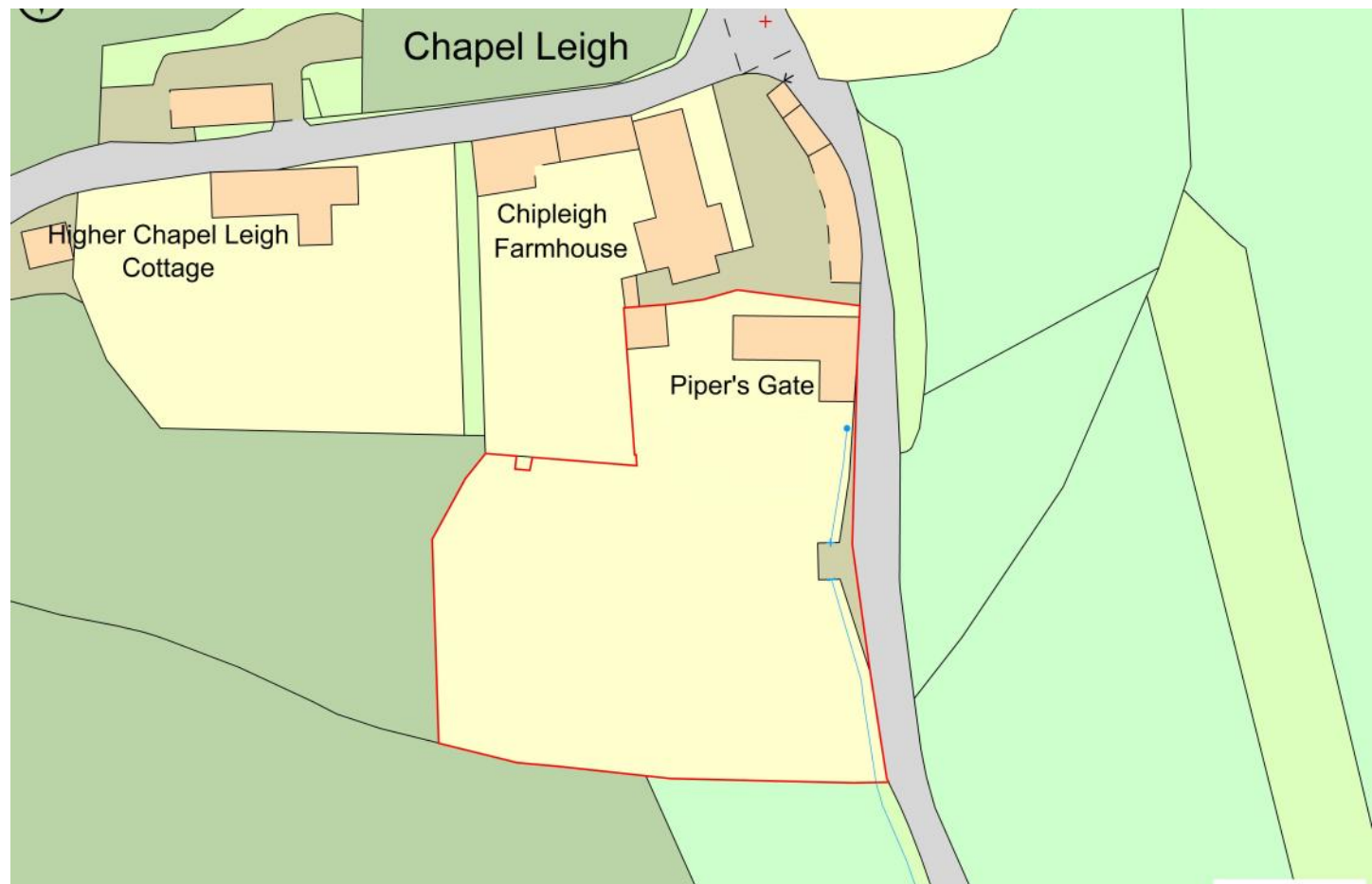


ADDITIONAL INFORMATION

Broadband: FTTP— Airband—Ultrafast broadband is available— highest available download speed 900 Mbps, highest available upload speed 900 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.

9 Hammet Street, Taunton, Somerset, TA1 1RZ

Email: residential.taunton@gth.net

Tel: 01823 277121 | Ref: TAU260483

GREENSLADE TAYLOR HUNT
www.gth.net

Pipers Gate, Chapel Leigh, Lydeard St. Lawrence, Taunton, Somerset, TA4 3RB

Approximate Area = 1782 sq ft / 165.6 sq m

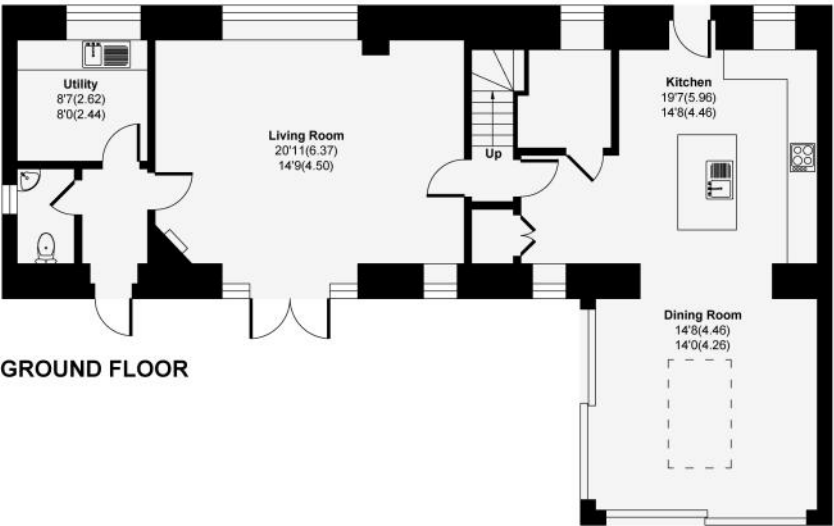
Garage = 329 sq ft / 30.6 sq m

Total = 2111 sq ft / 196.2 sq m

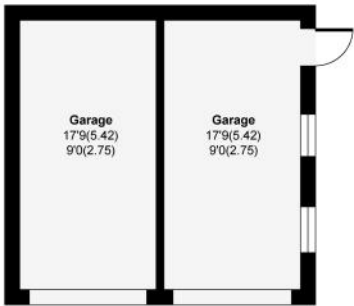
For Identification Only - Not to scale



FIRST FLOOR



GROUND FLOOR



GARAGE

Floor plan Produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenslade Taylor Hunt.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

gth

