

WINDMILL

gth

STOKE ST. GREGORY





Windmill House, Windmill Stoke St. Gregory, Somerset, TA3 6EL

Taunton Town 11.7 miles; M5 Junction 25, 8.9 miles

4 8 4 233 Sqm

A substantial and impressive detached home providing spacious, adaptable living accommodation, complemented by a separate annex, quadruple garage and set within mature gardens and grounds approaching one acre.

Freehold Guide Price £850,000

DESCRIPTION

This modern detached house has been extended over time and now provides a superb family home offering excellent multi generational living. Constructed of brick elevations beneath a pitched tiled roof, the property benefits from oil fired central heating, double glazing and solar PV panels, helping to keep running costs down. The accommodation is approached via a porch, opening into a reception hall with stairs rising to the first floor and a separate cloakroom/WC. The kitchen enjoys a dual aspect, flooding the internal space with natural light, and is fitted with a range of base and wall units. An opening flows through to the dining room, which is again generous in size and features sliding doors onto the garden. There is excellent potential to remodel this area and remove the dividing wall to create a superb open plan kitchen/dining space. The living room benefits from a triple aspect with views over the gardens and features an open fireplace with a log burning stove set in a stone surround, creating an attractive focal point. A rear hall provides access to a utility room and a connecting door to the annexe. To the first floor, the main landing leads to the principal bedroom, which enjoys an ensuite bathroom and a separate dressing room, along with access to a balcony that takes full advantage of the far reaching views across the Somerset Levels. There is also a further double bedroom and a family bathroom. A connecting door leads to a second landing serving four double bedrooms and a single bedroom/study, together with a



shower room.

The Annexe

The annexe benefits from its own access, while also remaining connected to the main house, making it ideal for a dependent relative, extended family or guest accommodation.

In brief, the annex comprises a large double bedroom, a dining room with an open fireplace, which opens through to a triple aspect living room. The kitchen is of a good size and fitted with a range of base and wall units. There is a family bathroom, now in need of updating, and a further study/bedroom with a connecting door back to the main house.

OUTSIDE

The property is approached off a no through road with minimal passing traffic, via a five bar gate leading to a gravelled parking and turning area providing ample space for several vehicles. A quadruple garage, with doors at either end, offers excellent storage and flexibility and may suit a variety of alternative uses, subject to the necessary planning permissions. The gardens lie to the front and side of the property and comprise generous areas of lawn interspersed with mature shrubs, trees and bushes. Sun terraces adjoin both the living room and the annex, providing ideal spaces for alfresco dining and summer entertaining. Adjacent to the house is a fruit orchard containing a number of mature trees, along with a garden shed. The real selling point of this property is it's private and secluded position, which can only be fully appreciated by viewing.

SERVICES & OUTGOINGS

Mains electric and water and drainage to a sewage treatment plant. Oil central heating. Solar PV panels on roof.

Council Tax: *Somerset Council—Band G.*

Note: *The property is subject to a Section 6 Agreement relating to the new sewage treatment plan which may affect the ability to get a mortgage. Please speak to the Selling Agent for information.*

SITUATION

The property is situated in a private and secluded position, approached via a no through road with minimal passing traffic, offering a high degree of peace and privacy. The setting is ideal for those seeking a rural lifestyle while remaining within convenient reach of local amenities. The popular village of Stoke St Gregory has a well regarded pre-school and primary school, excellent village shop with café and a community pub. The surrounding countryside



provides beautiful views across the Somerset Levels, with a wealth of walking and cycle routes nearby. Despite its tranquil location, the property is well placed for access to nearby villages and market towns, which offer a range of shops, schools and everyday services. Taunton, the county town, is about nine miles away, where there is a wide range of shopping, recreational and scholastic facilities including four noted public schools, Richard Huish 6th Form College, Somerset College of Arts and Technology, mainline rail link to London Paddington and M5 interchange (Junction 25). Overall, the situation combines privacy, countryside living and accessibility, making it an excellent location for families, multi generational living or those seeking space without isolation.

DIRECTIONS

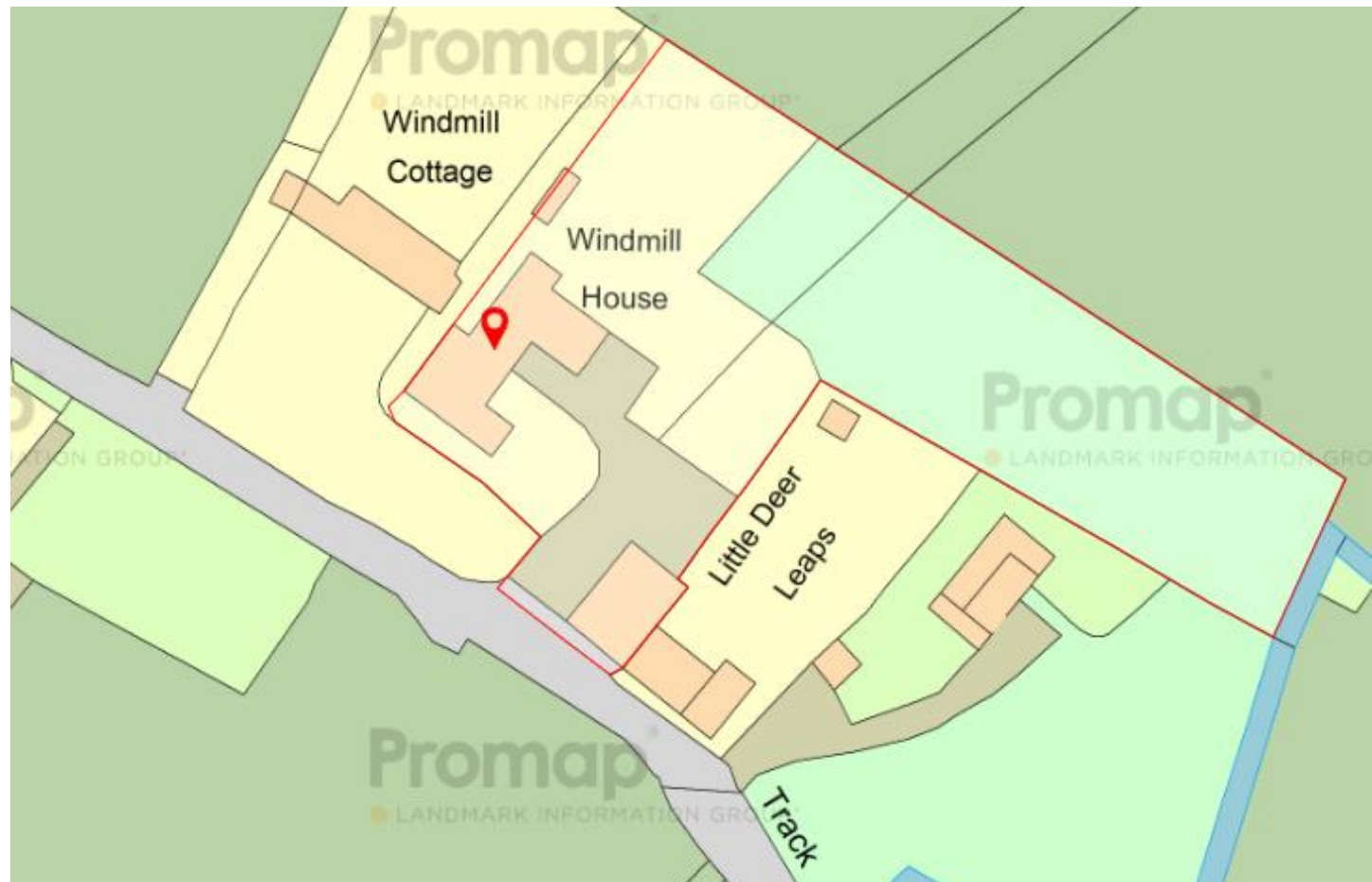
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ADDITIONAL INFORMATION

Broadband: FTTP—Superfast broadband is available—highest available download speed 55 Mbps, highest available upload speed 10 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 VERY 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

Tel: 01823 277121 | Ref: TAU190009

GREENSLADE TAYLOR HUNT
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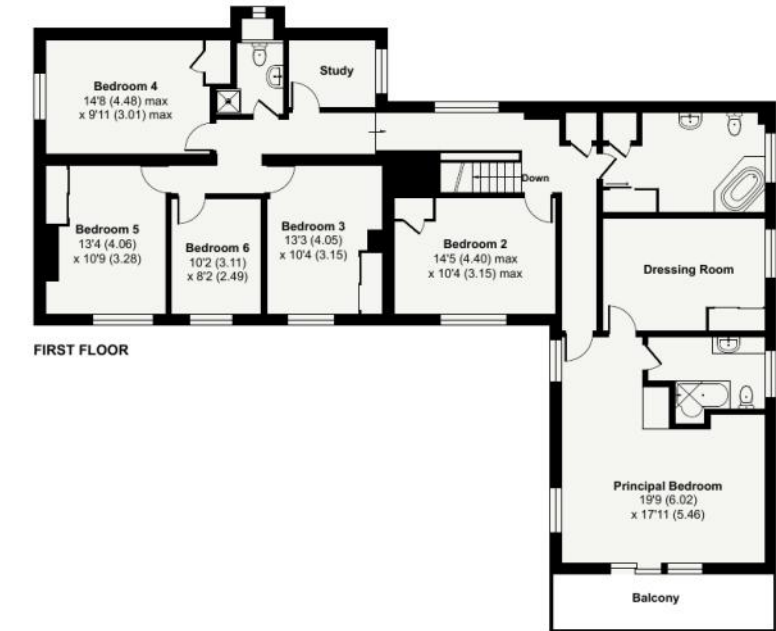
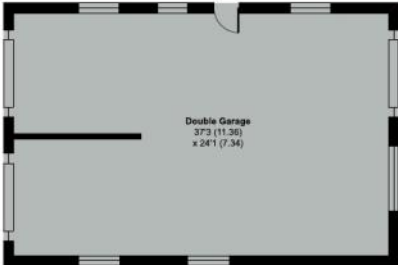


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Approximate Area = 4026 sq ft / 374 sq m (excludes outside wc)
Garage = 898 sq ft / 83.4 sq m
Total = 4924 sq ft / 457.4 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F	36 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.

