



4 High Street



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Bishops Lydeard, Taunton, Somerset, TA4 3AX

Taunton 6 Miles

A beautifully refurbished village house with enclosed gardens and outbuilding.

- Sitting Room & Lounge
- Three Bedrooms
- Enclosed Walled Gardens to the Front & Rear
- Situated in the heart of the Village
- Council Tax Band C
- Refitted Kitchen, Dining Room & Utility Room
- Refitted Bathroom Suite with Rolltop Bath
- Useful Stone Outbuilding
- Freehold

Guide Price £475,000

SITUATION

4 High Street lies in the centre of the village of Bishops Lydeard and enables people to take advantage of the wide variety of facilities available including a general store, Doctor's surgery, pharmacy, garage, two public houses, Church, village hall, a regular bus service and easy access to the West Somerset Railway station. The village is approximately 6 miles from Taunton, which provides a comprehensive range of shopping, leisure and scholastic facilities. There is a mainline railway station and access to the M5 motorway at Junction 25. The nearby Quantock Hills, the first area of Outstanding Natural Beauty in the Country, provide miles of footpath and bridleways for those with walking and riding interests.

DESCRIPTION

4 High Street is a charming double fronted village house that has been beautifully refurbished and upgraded by the current owners. The house has an attractive façade with mellow stone elevations under a pitched slate roof and the property has well proportioned accommodation arranged over two floors.



ACCOMMODATION

A glazed front door opens into an original cross passage hallway with flag stone flooring and doors to the reception rooms. There are two main reception rooms, both having open fireplaces. The lounge has a front aspect window with window seat, slate hearth and exposed stone walls that have recently been restored. The sitting room also has an exposed stone chimney breast with an open fireplace, wood burning stove, quarry tiled floor and there is a front aspect window and built-in book shelves to one side of the chimney breast recess and stairs lead to the first floor. The kitchen has been refitted with navy blue shaker style units with open shelving, with oak worksurfaces and a ceramic sink with mixer tap and space for a Range cooker. There is a separate door to the utility room and pantry with a window overlooking the rear garden and a door and window from the dining room to the rear garden.

On the first floor, there is a landing with access off to the three bedrooms, all with exposed wooden floors and part vaulted ceilings. The bathroom has been re-fitted and includes a claw foot roll top bath, double shower cubicle, WC and wash hand basin and Velux window.

OUTSIDE

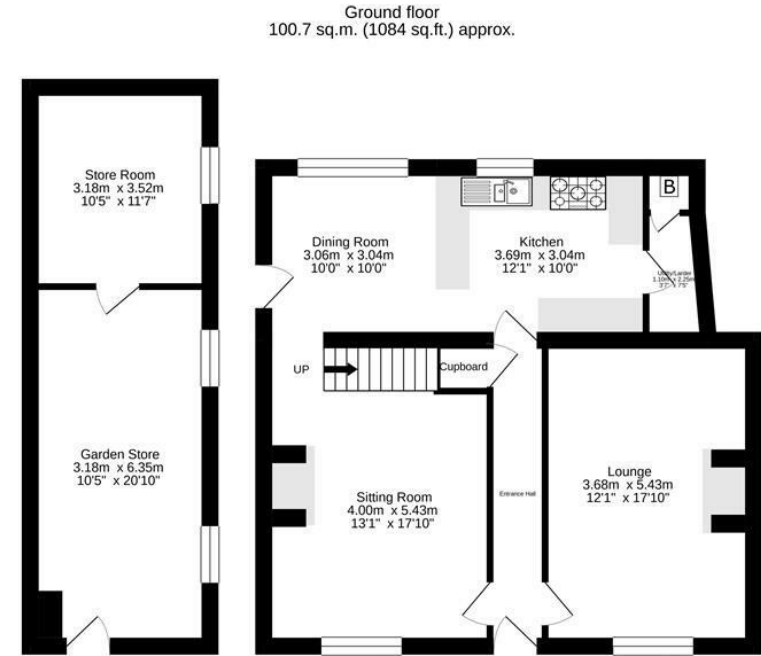
A pillared entrance with wrought a iron gate opens onto a central pathway, which leads to the front door. The gardens at the front are of a good size and laid to lawn, interspersed with mature shrubs and plants. At the back of the house the walled garden includes a gravelled patio area, which opens onto an area of lawn. At the rear, there is a raised terrace and a number of mature trees. There is access to a substantial single storey stone outbuilding, which has been recently re-roofed and includes two rooms with windows overlooking the rear garden. The outbuilding benefits from running water, electricity power supply and a wood burning stove.

DIRECTIONS

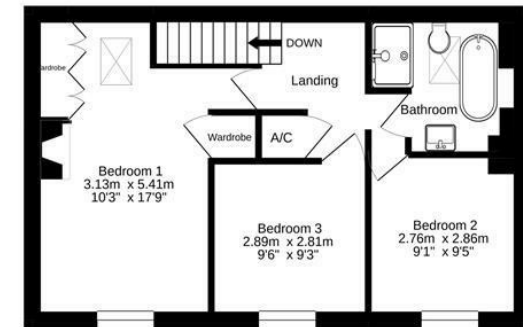
From the centre of Taunton take the A358 Minehead Road and turn left signposted Bishops Lydeard. Upon reaching the centre of the village of Bishops Lydeard, proceed past the Church and No. 4 can be identified on the left hand side.



These particulars are a guide only and should not be relied upon for any purpose.



1st floor
45.6 sq.m. (491 sq.ft.) approx.



TOTAL FLOOR AREA: 146.3 sq.m. (1575 sq.ft.) approx.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		65	82
England & Wales		EU Directive 2002/91/EC	

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