

LAUREL & WYLDE

E S T A T E A G E N T S



The Homestead The Causeway, Highbridge, Somerset TA9 4PZ £420,000

What a wonderfully spacious, and versatile property we have to offer, situated within the favoured Cheddar Valley School Catchment, and only a couple minutes walk from Mark First School.

Internally you will find two living rooms, two conservatories, a dining room, kitchen, four bedrooms, a family bathroom and a separate wet room.

The extended accommodation benefits from having a separate telephone line, ideally laid out for a growing teenager, dependant relative, or even for use as a workplace or business from home.

Externally there is a wonderful plot with a delightful back garden backing onto open fields and farmland with lovely views, there is a large garage with a workshop attached and a driveway with ample off street parking.

Viewing certainly well recommended to fully appreciate the space that it has to offer!

Entrance Porch

Accessed via a glass panelled door and glass side panel leading into the hallway.

Hallway

Access via the porch with doors leading to the living room, kitchen, bedroom three, bedroom two, bedroom one, the lobby and the main bathroom. There is also an airing cupboard and a further useful storage cupboard.

Kitchen

9'10 x 9'7 (3.00m x 2.92m)

A rear aspect room fitted with a range of base and eye level units, one and a half bowl sink, space for a cooker, space and plumbing and a dishwasher and washing machine, laminate wooden flooring. The kitchen also houses the oil heating boiler.



Dining Room

10'2 x 9'7 (3.10m x 2.92m)

A rear aspect room overlooking the back garden, carpet flooring, radiator and space for a large table and chairs.



Conservatory/Breakfast Room

10'11 x 10'1 (3.33m x 3.07m)

A lovely room with tiled flooring, radiator, uPVC double doors leading out to the south facing rear garden.



Lounge

17'7 x 10'11 (5.36m x 3.33m)

A front aspect, carpeted room with uPVC window, radiator, television point. Feature stone built open fireplace.



Main Bathroom

A fully tiled bathroom with a suite comprising panel enclosed bath with electric shower system over and shower curtain, extractor fan, pedestal wash hand basin, low level WC and vinyl flooring



Bedroom One

13'4 x 10'11 (4.06m x 3.33m)

A front aspect room with uPVC window, radiator.



Extended Accommodation Bedroom / Bedroom Four

15'9 x 10'6 (4.80m x 3.20m)

A front aspect room with uPVC double glazed window, radiator.

Bedroom Two

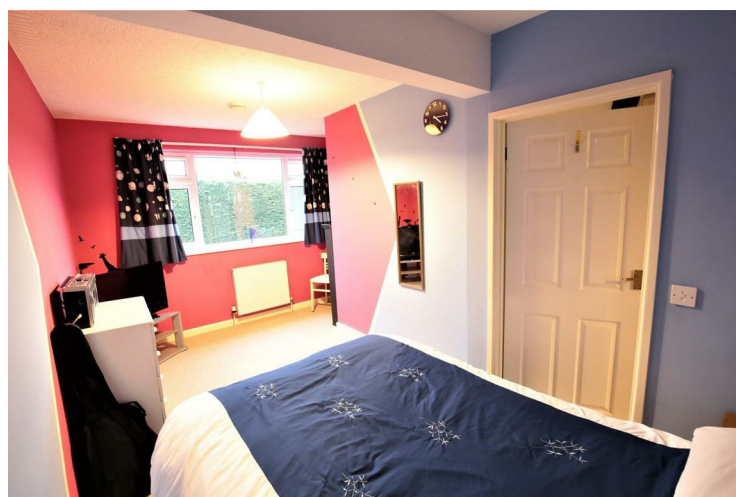
10'10 x 9'5 (3.30m x 2.87m)

A rear aspect room with uPVC double glazed window, radiator.

Bedroom Three

10'10 x 7'11 (3.30m x 2.41m)

A rear aspect room with uPVC double glazed window, radiator, carpet flooring, currently used as an office.



Extended Accommodation Lounge

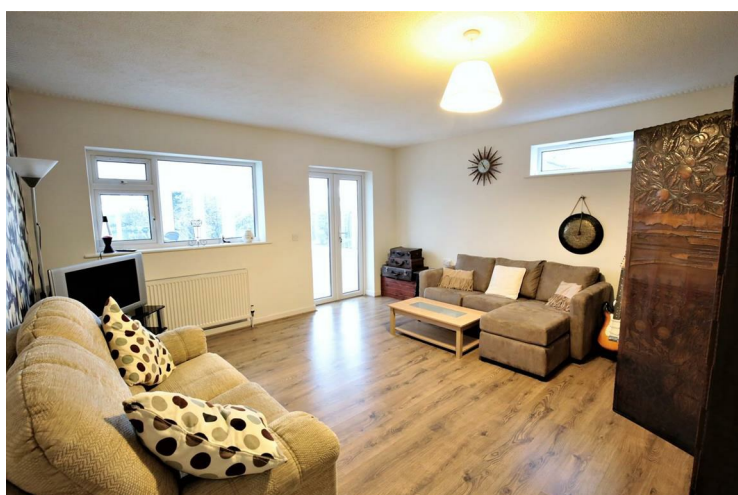
20'10 x 14'10 (6.35m x 4.52m)

The annexe is accessed via an inner lobby. A lovely, good sized rear aspect room with uPVC double glazed window and uPVC double glazed double doors leading to another conservatory, television point, laminate wooden flooring. The annexe is suitable for disabled use, with wider doors for easy access, and all sockets/switches at hand level.

Extended Accommodation Conservatory

14'2 x 10'7 (4.32m x 3.23m)

A rear aspect room overlooking the lovely south facing garden, tiled flooring.



Extended Accommodation Room

6'2 x 5'11 (1.88m x 1.80m)

Bathroom suite comprising low level WC, extractor fan, Wash hand basin, radiator, walk in shower area with a wall mounted electric shower system over and shower curtain.

Front of Property

Partly laid to lawn with a large driveway that allows off street parking for several vehicles and leads to a

separate detached garage and workshop. There is a separate side gate giving access to the annexe.



Rear Garden

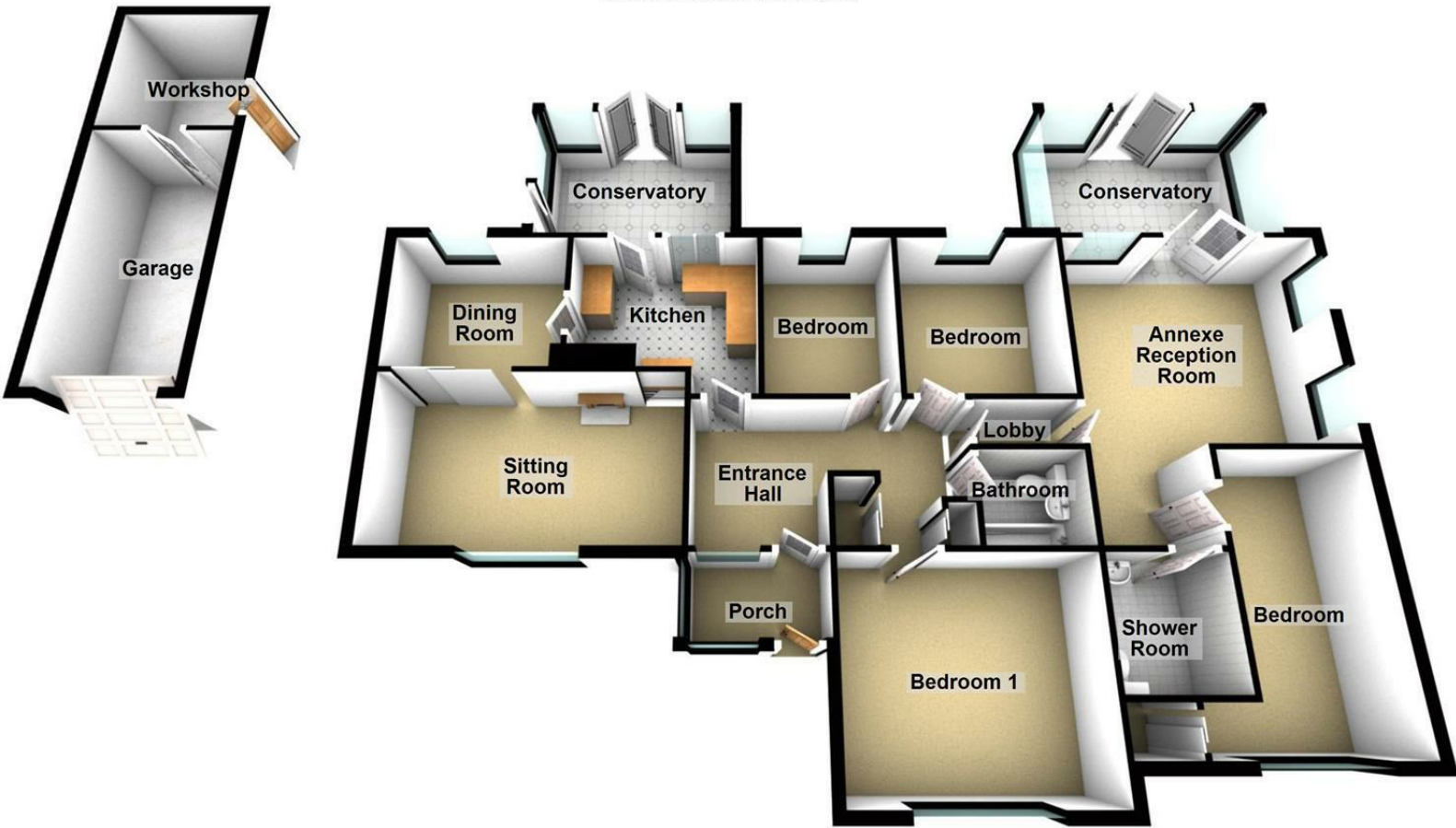
A large and lovely south facing enclosed rear garden, laid largely to lawn and enjoying views over the surrounding countryside. There is a raised, tiled patio area leading out from the conservatory, perfect for al fresco dining and another raised patio area enclosed by a low hedge leading out from conservatory two.





Floor Plan

Approx. 129.7 sq. metres (1396.5 sq. feet)



Total area: approx. 129.7 sq. metres (1396.5 sq. feet)

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			
England & Wales		54	69
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		45	60
		EU Directive 2002/91/EC	