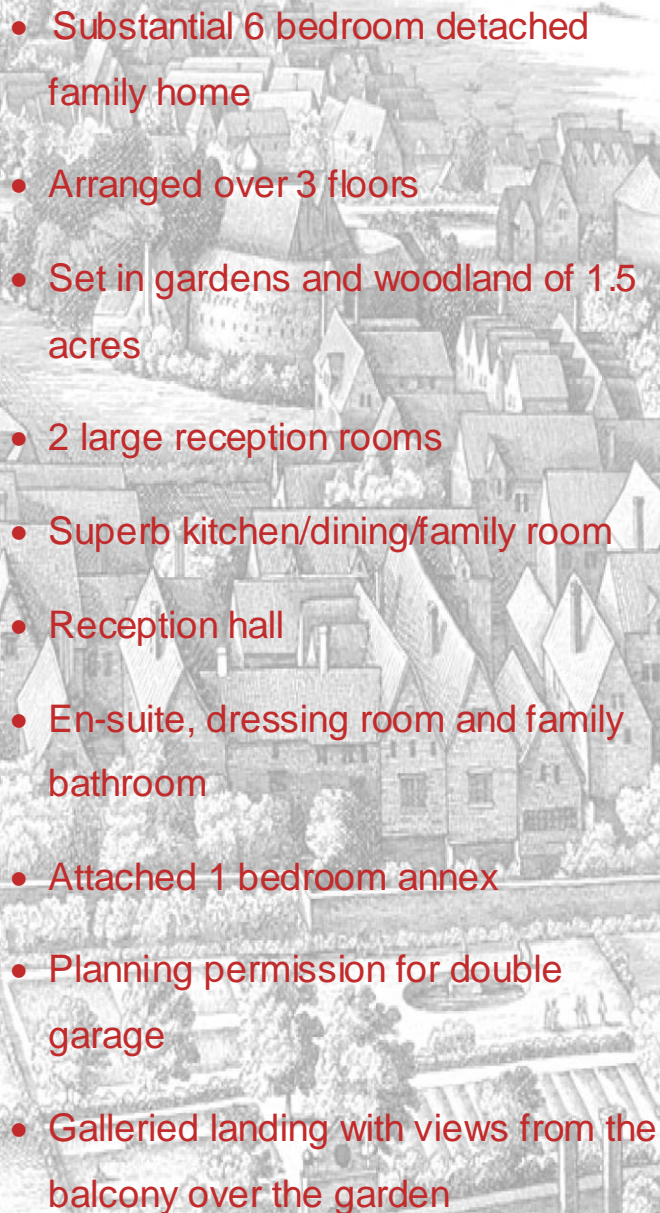




Hazel Wood House, Bayford, BA9 9NL

Guide Price £899,950

COOPER & TANNER
THE ART OF AGENCY

- 
- Substantial 6 bedroom detached family home
 - Arranged over 3 floors
 - Set in gardens and woodland of 1.5 acres
 - 2 large reception rooms
 - Superb kitchen/dining/family room
 - Reception hall
 - En-suite, dressing room and family bathroom
 - Attached 1 bedroom annex
 - Planning permission for double garage
 - Galleried landing with views from the balcony over the garden

Viewing

Strictly through Cooper & Tanner
on 01963 350327

Hazel Wood House, Bayford, BA9 9NL

DESCRIPTION

A substantial detached family home set within gardens and woodland of 1.5 acres. Hazel Wood House was built in 2011 from stone and tiles reclaimed from a derelict Dorset farmhouse and offers a spacious, light, airy and flexible accommodation and is arranged over 3

floors, enjoying views across the gardens with ample off road parking and planning permission for a double garage. There is also an attached 1 bedroom annexe which is ideal for a dependent relative or has the potential for additional income.



The property is approached through a five bar wooden gate onto a gravelled driveway leading to the ample parking area. From here a solid oak porch and wooden door lead into the reception hall with a bespoke central split staircase rising to the first floor galleried landing, triple aspect drawing room with French doors to the garden and feature fireplace with inset wood burning stove, triple aspect kitchen/dining/family room with bay window overlooking the garden, a range of matching

wall and base units with quartz worktops over a central island, feature fireplace with wood burning stove and passage into sitting room, recently converted from the garage with bi folding patio doors, south facing morning room with bi-fold doors onto the back garden, utility room with door to the garden, cloakroom and boiler room. To the first floor and leading off the galleried landing, is the master bedroom with dressing room and en-suite shower room with door to balcony overlooking the garden, 3

further bedrooms and a family bathroom. From the landing a spiral staircase rises to the second floor with 2 large storage cupboards and windows overlooking the rear, 2 bedrooms and a bathroom.

The annexe has its own separate entrance but equally can be accessed from the main property. In brief the accommodation comprises entrance hall with staircase rising to first floor, large open plan living area with kitchenette and under stairs storage cupboard, double bedroom with skylights and eaves storage cupboards and a bathroom.

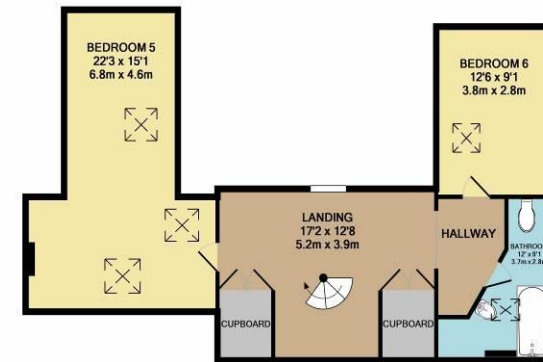
There is a state of the art bio-mass boiler providing underfloor heating to the property, solar panels to the main house, solar thermal to the annexe, a digester sewerage tank, increased levels of insulation making this a very economical house to run.



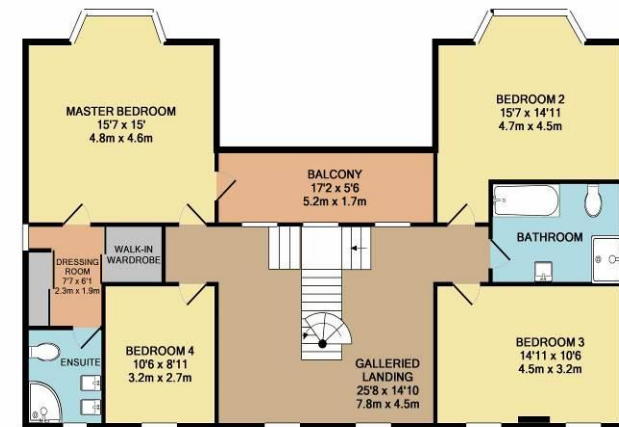


ANNEXE 1ST FLOOR

GROUND FLOOR



2ND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT NOTICE: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

Area and Sales Plans

The area and the sale plan have been calculated and produced using Pro map mapping software (Ordnance Survey Licensed) and referenced where possible to the HMLR Title plan, however they may not correspond with other mapping services. The boundaries are clearly marked on site and potential purchasers should inspect them and make such enquiries as they deem necessary.







OUTSIDE

The property is approached through a five bar wooden gate leading onto a gravelled driveway and parking area. There is planning permission in place for a double garage to be built to the left hand side of the annex. Side access to either side of the property leads to the rear gardens where there is a large paved seating area, wood shed, lawned gardens with flowerbeds leading to the woodland area with a large selection of fruit trees. The total area of the gardens and woodland is 1.5 acres.

LOCATION

The village of Bayford is situated in an easterly direction from the town of Wincanton with a good selection of pubs and amenities and is a short drive from the market towns of Castle Cary & Bruton. Castle Cary is a small market town set in unspoilt countryside. It has many independent businesses including shops, boutiques and galleries. Bruton is a small ancient Somerset town nestling in the foothills of the Brue Valley, surrounded by unspoilt countryside and has the benefit of a railway halt in the town itself. There are large supermarkets in Wincanton and Shepton Mallet. There is excellent schooling locally at Gillingham and Bruton. Nearby Castle Cary and Gillingham both have railway stations with direct lines to London in under two hours, and London is under a two hour drive away via the A303

SERVICES

Private drainage, Water and Electricity.

LOCAL AUTHORITY

South Somerset District Council, Brympton Way, Yeovil Tel: 01935 462462

Council Tax Band 'G'

EPC Rating 'C'

TENURE – Freehold

DIRECTIONS

Proceed from Castle Cary to Wincanton on the A371. Proceed out of Wincanton through the High Street heading towards Bayford. On entering the village the property will be found after a short distance on the right hand side, being identifiable by our For Sale board.

VIEWING ARRANGEMENTS

Viewing strictly through Cooper & Tanner 01963 350327.

AS Our Ref: 17555 25th April 2017



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