



**DERBYSHIRE'S**  
— Village & Country —

*Westfield*  
*Bishopswood, Somerset, TA20 3SA*



## ***Westfield Bishopswood, Somerset, TA20 3SA***

*The property is situated on the outskirts of the village of Bishopswood and occupies a private position just off the main village road. Bishopswood is located in The Blackdown Hills which are designated as an area of outstanding natural beauty and which lie to the south of the vale of Taunton and just north of the towns of Honiton and Chard. Taunton (10 Miles) has a wide range of shopping, recreational and scholastic facilities will be found.*

*There are good independent schools all within easy reach. Taunton affords an M5 interchange (J25) as well as a main line rail link to London (Paddington) and the A303, which provides good access to Southern England, maybe joined only one and half miles to the south. Both Bristol and Exeter airports are within 40 minutes drive and the south coast is within 30 minutes. There is an excellent pub/restaurant in the village itself which is seen to be the hub of the community.*



***A wonderful extended and upgraded detached 4 bedroom bungalow complete with approximately 4.2 acres of land with planning permission to convert the loft to add another 2 bedrooms and a bathroom. Planning permission has also been granted for a further garage attached to the existing one. The property comprises : Entrance porch, hall, utility room, cloakroom, a 34ft kitchen/dining room, sitting room with open fireplace, 4 double bedrooms, family bathroom, gardens, paddocks, stables and stunning country views all round.***

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## **Accommodation**

**Situation** - The property is located on the edge of the village of Bishopswood, nestled in the Blackdown Hills area of outstanding natural beauty. The property is approached via a private driveway.

**Entrance Porch** - Door to side, window to the front, tiled flooring, wooden porch bench.

**Hall** - Window to the rear of the property overlooking the garden and paddocks, tiled natural stone floor.

**Utility Room** - 7'10" x 5'2" (2.39m x 1.60m) - Windows to the front and side of the property, natural stone flooring, base storage units with worktops, space for a fridge and freezer, space and plumbing for a washing machine, extractor fan.

**Cloakroom** - 7'10" x 3'4" (2.39m x 1.02m) - Window to the front of the property, natural stone flooring, WC, pedestal basin with tiled splashbacks.

**Kitchen/ Dining Room** - 34'5" x 13'3" (10.5m x 4.05m) – A stunning open plan space comprising: Kitchen Area -

2 x Windows to the front of the property, French doors to the rear, a good range of cottage style storage units, integral dishwasher, Belfast sink with mixer tap, Oil fired Aga, integral electric oven with 4 ring LPG hob and stainless steel hood over, a large Kitchen island with further storage cupboards and drawers, cupboard with boiler housing oil fired central heating system, downlights throughout, step up to dining area.

Dining Area -

2 X French doors to the front of the property and raised deck area enjoying far reaching country views, engineered Oak flooring throughout, storage cupboard, TV and telephone points, wide opening to -

**Sitting Room** - 17'0" x 17'0" (5.2m x 5.2m) - Window to the side of the property, sliding doors to rear garden and land, feature open fireplace with brick surround, TV point, built in full height wooden bookshelves, engineered oak flooring throughout, radiators.

**Rear Hallway** - Engineered Oak flooring, 1 x radiator, hatch to part boarded loft space.

**Master Bedroom** - 12'1" x 11'2" (3.7m x 3.41m) - Window to the rear of the property, 1 x radiator.

**Bedroom 2** - 13'6" max x 10'11" (4.14m max x 3.35m) - Window to the front of the property, 1 x radiator.

**Bedroom 3** - 11'11" x 9'1" (3.65m x 2.77m) - Window to the rear of the property, built in double wardrobe, 1 x radiator.

**Bedroom 4** - 15'0" x 9'4" (4.58m x 2.85m) - Window to the front of the property, 1 x radiator.

**Family Bathroom** - 13'7" x 5'10" (4.16m x 1.8m) - Window to the side of the property, bath with tiled surround, WC, walk in shower cubicle, extractor fan and heated towel rail.

**Gardens** - The garden wraps around the property with both lawned and patio areas, and landscaping to the paddocks.

**Land** - To the rear of the property are 2 good sized paddocks with post and rail fencing that would be suitable for equestrian use with stabling in the corner.

**Planning Permission** - There is existing planning permission for two further bedrooms and a bathroom in the loft space as well as further planning to extend the garage into a double garage.

**VIEWING**

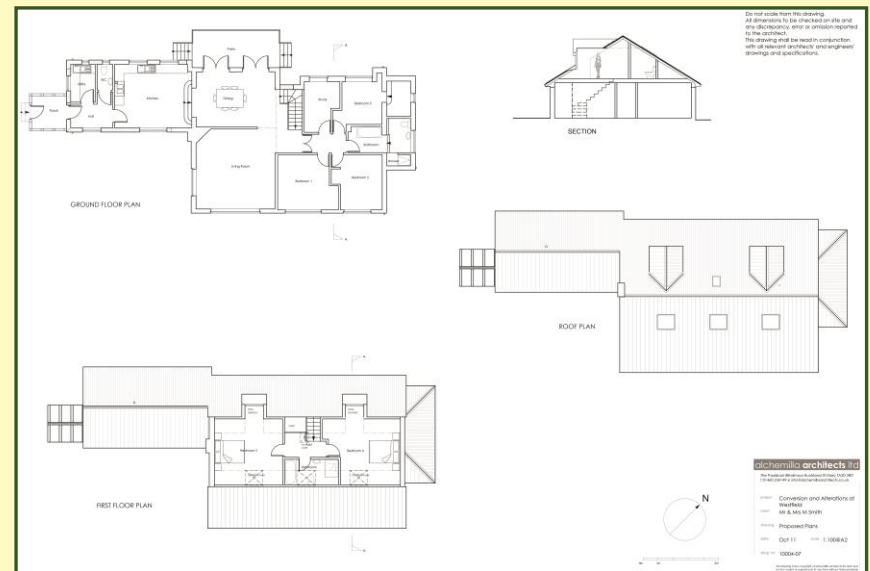
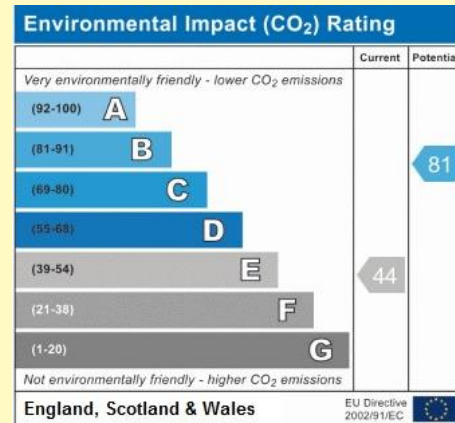
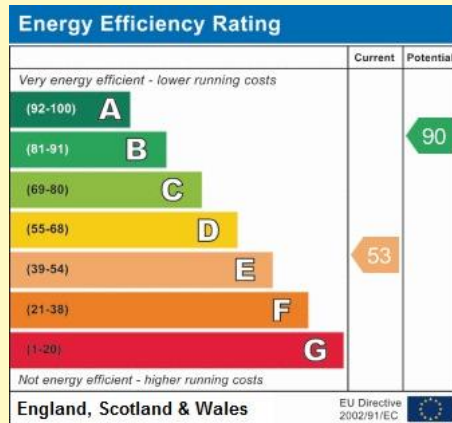
Strictly by appointment through the Vendor's Selling Agents, Derbyshire's Estate Agents, telephone (01460) 63600.

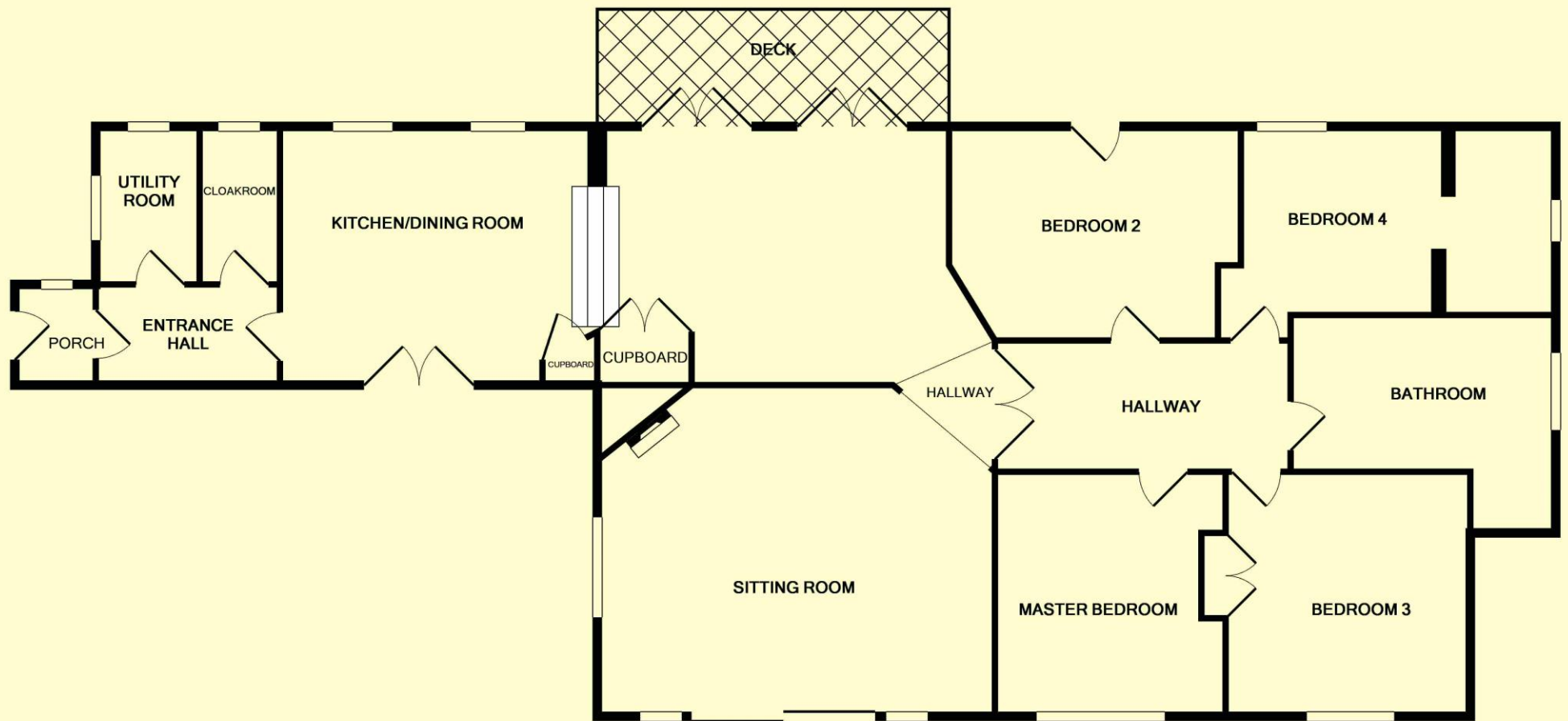
**SERVICES**

Oil fired central heating, private drainage, bottled gas for cooker, mains water.

**DIRECTIONS**

From the A303 heading out of Ilminster, continue past The Eagle Tavern on your right and after about 1mile turn right towards Bishopswood. Continue through the village and out the other side until you see the property on the left with a Derbyshire's For Sale Board outside.





This floor plan is for illustration purposes only, and is not intended to be a scale drawing. All measurements of rooms, doors and windows are approximate and their accuracy cannot be guaranteed.

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