

LOCATION: Dunelm is situated in the pretty village of Nynehead conveniently located just a few miles from Wellington. Nynehead itself has some delightful local walks on the door step, village cricket club and village hall with local clubs to include an Amateur Dramatics Society. Just a short distance away from the property you will find a local Farm Shop and the well renowned 'Ling Shooting'. Wellington boasts an assortment of both independently run shops and larger national stores to include the well renowned Waitrose. There is also a good range of educational, leisure and recreational facilities such as a Sport Centre with its own swimming pool and local cinema. There is a regular bus service to the County Town of Taunton which is approximately 8 miles distance and the M5 can be accessed via Junction 26 just outside the town.

DIRECTIONS: From our High Street office proceed out of the town in the Taunton direction. Take the second exit at the first roundabout and at the second roundabout take the first exit following the signs for Nynehead. Continue along this road for approximately 1 mile, bearing left at 'Island Cottage'. Continue down this road passing Nynehead Court where 'Dunelm' will be found on the right hand side just before the entrance to the farm shop.

GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold, by private treaty with vacant possession on completion.

Services: Mains electricity, mains water, septic tank, oil fired central heating, telephone

Local Authority: Somerset County Council, County Hall, The Crescent, Taunton, TA1 4DY.

Property Location: w3w.co///cherished.apples.slower

Construction: Traditional cavity construction with a brick and rendered outer leaf under a tiled roof

Broadband and mobile coverage: We understand that there is good outdoor and limited indoor mobile coverage.

The maximum available broadband speeds are 76 Mbps download and 20 Mbps upload.

We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Flood Risk: Surface Water: very low **Rivers and the Sea:** very low **Reservoirs:** Unlikely **Groundwater:** Unlikely

We recommend you check the risks on <https://www.gov.uk/check-long-term-flood-risk>

Planning: Local planning information is available on <https://www3.somersetwestandtaunton.gov.uk/asp/webpages/plan/plapplookup.asp>

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but 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. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared November 2022. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

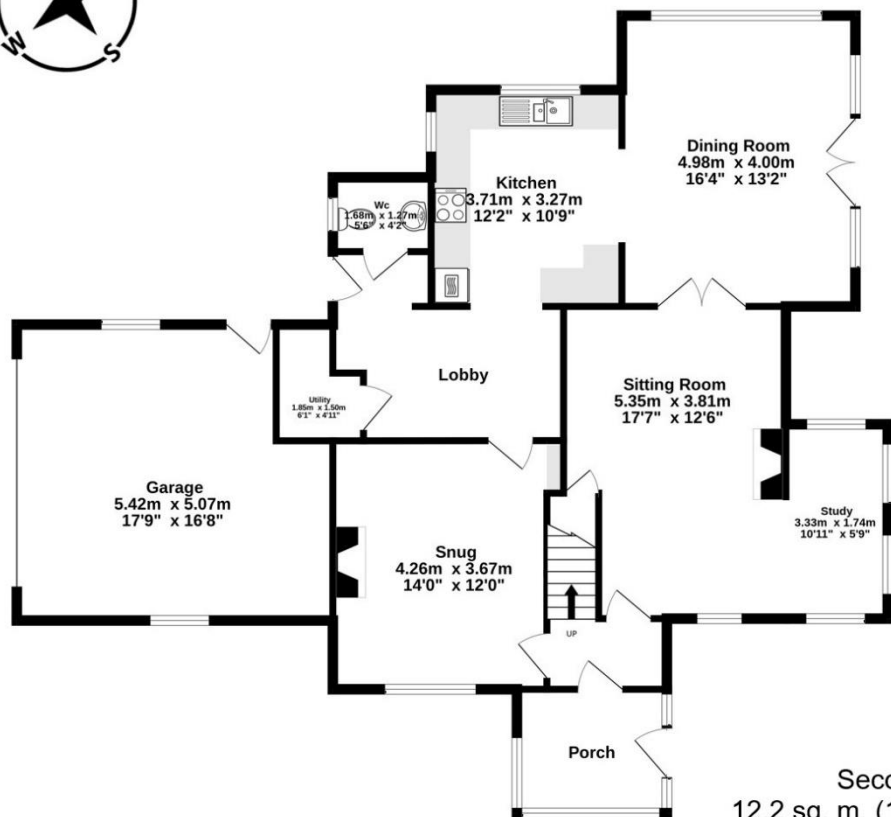
Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

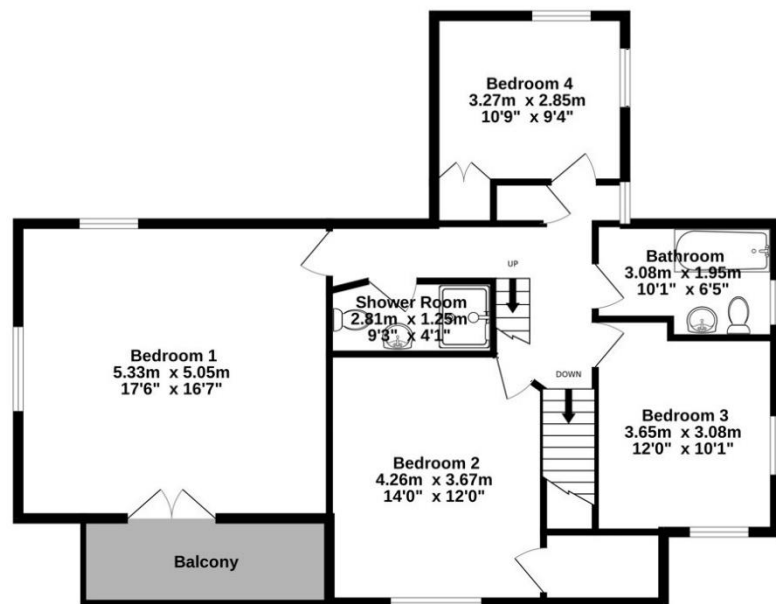
THE PROPERTY MISDESCRIPTIONS ACT 1991 The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.



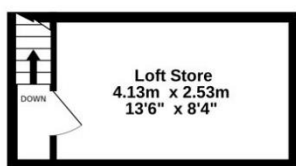
Ground Floor
121.8 sq. m. (1311 sq. ft.) approx



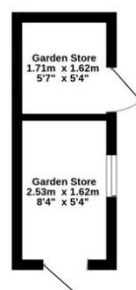
First Floor
85.8 sq. m. (924 sq. ft.) approx



Second Floor
12.2 sq. m. (131 sq. ft.) approx



Outbuilding
6.9 sq. m. (74 sq. ft.) approx



TOTAL FLOOR AREA : 226.7 sq.m. (2440 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Dunelm is a substantial, extended four bedroom detached family home set in a plot measuring approximately two thirds of an acre on the outskirts of Nynhead. The location of the property is perfectly placed to take in far reaching countryside views on all sides across neighbouring farmland, whilst still being in easy reach of Wellington, Milverton and Langford Budville and with the local farm shop just a short stroll away.

The well balanced accommodation is arranged over two floors and briefly comprises, uPVC stable door opening into a spacious porch with a further door into the entrance hallway leading to the first floor and both reception rooms. The sitting room lies to the front of the property with a wood burning stove set into proud chimney breast providing a welcoming focal point and creating the perfect snug for the winter months. To the other side of the house is a second reception room which is cleverly divided into two separate areas creating both a seating area with an electric feature fire and a study. Central to the ground floor is a large internal hall having being created from the original kitchen. This space provides access to the utility cupboard with space and plumbing for a washing machine and tumble dryer, a downstairs cloakroom and door to the driveway at the side. Spanning the entire width at the rear is the large, open plan kitchen/dining/family room which is quite clearly the social hub of this family home. The kitchen itself is fitted with a comprehensive range of country cream wall and base units with contrasting work surfaces and a 1 ½ bowl sink. The kitchen enjoys integrated appliances to include a double oven, hob with extractor hood over and dishwasher. The dining area provides ample room for a family size table and chairs, along with a more relaxed seating area and French doors opening to the garden, making this the ideal entertaining space.

To the first floor, there are four generous double bedrooms serviced by the family bathroom which comprises a modern three piece white suite with shower over a freestanding bath. The master bedroom is a particularly large size enjoying triple aspect windows to include French doors opening on to a balcony, perfect for the morning cup of tea. Adjacent to the master bedroom is a shower room fitted with a double walk in shower, hand wash basin and low level WC. From the first floor landing there is an airing cupboard housing the hot water cylinder and a space saving paddle staircase to the loft, providing useful storage space. The property is flooded with natural light with many of the rooms having double or triple aspect windows, allowing you to take in the views from every angle. The flexible accommodation on offer is ideal for a growing family.

Outside, the well tended, mature gardens wrap around the property and are predominantly laid to lawn with various flower and shrub borders. The garden enjoys a well-considered planting scheme with a variety of colours and textures on show all year round including Magnolias and Wisteria climbing the house. To the end of the garden there is a good size allotment area with a greenhouse and log store. The garden features several trees to include apple trees with nesting boxes used by owls and kestrels. Adjoining the garden is a small enclosed paddock with a mature oak tree. In addition, there are two brick built tool stores. The house has the benefit of parking for numerous vehicles on the driveway with an internal garage fitted with light and power with an oil fired 'Grant' boiler and personnel door.



- Stunning village location with far reaching views all around
- Large master bedroom with balcony
- Ample, flexible living accommodation
- Double garage and driveway parking
- Close to Wellington town
- Viewings strongly recommended

