



7 The Hamptons, Graham Way, Cotford St. Luke, Taunton TA4 1GQ
Guide Price £350,000

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We are delighted to offer for sale this beautifully restored stone built house which forms part of the original Tone Vale Hospital in the heart of the village of Cotford St Luke. Being part of a gated community, the property offers much seclusion and privacy as well as some stunning views out across the fields. Energy rating: C-77

Tenure: Freehold / Energy Rating: C / Council Tax Band: D

The house is accessed via a side entrance door across a small area of front garden into an entrance hall, which in turn leads to a most impressive reception room with high ceilings and a large bay window to the front aspect. This is a beautiful room full of character and has the size to be extremely flexible in its layout and furniture configuration. Off the sitting room is a well fitted kitchen with breakfast bar and doors out to the larger area of garden to the front of the property. On the first floor there are three double bedrooms and a family bathroom. The master bedroom, again with an impressive bay window to the front with similar views to that of the sitting room and also has an en-suite shower room. The house was converted in 2018 and still benefits from the remainder of its 10 year NHBC warranty and has quality fixtures and fittings throughout, including be-spoke hardwood timber double glazed sash windows. There is a full gas heating system. The property comes with two parking spaces which are located behind the electronic gates, which accesses The Hamptons, a small cluster of properties separate from the main building of the former Tone Vale Hospital. Cotford St Luke is a remarkably popular village to the north west of Taunton, which has become very well established and mature over the last 25 years. The village offers a highly regarded primary school, village pub, shop and church. The Tone Vale Hospital was a Victorian built facility, which ceased operation in the late twentieth century, it has since been restored and converted to provide some high quality and desirable housing. Presenting itself as a wonderful opportunity for a number of different buyers types, this is an incredible house which must be seen to be fully appreciated.



THREE DOUBLE BEDROOMS
TWO PARKING SPACES
WELL PRESENTED ACCOMMODATION
VILLAGE LOCATION
PRIVATE FRONT GARDEN

EN-SUITE SHOWER ROOM
GATED ENTRANCE
GAS CENTRAL HEATING
CONVERTED IN 2018
ADDITIONAL SHARED GARDEN





Entrance Hall	
Sitting / Dining Room	24' 0" x 19' 9" (7.31m x 6.02m) (obscure shape)
Kitchen	10' 6" x 11' 2" (3.20m x 3.40m)
Cloakroom	
First Floor Landing	
Master Bedroom	15' 8" x 10' 7" (4.77m x 3.22m) Bay window.
En-suite	11' 8" x 8' 4" (narrowing to 4' 1") (3.55m x 2.54m)
Bedroom 2	10' 7" x 11' 3" (3.22m x 3.43m)
Bedroom 3	15' 8" x 7' 9" (4.77m x 2.36m)
Family Bathroom	7' 9" x 5' 6" (2.36m x 1.68m)
Outside	The property has a small area of garden beside the side door steps but to the front (accessed via the kitchen) is a delightfully enclosed area of patio garden with a small area of lawn. being south facing and bordered by hedgerows, this is an incredibly private, but sunny area ideal for outdoor entertaining, bbq's etc. There is also an additional area of garden, shared by the four residents of this particular terrace, which offers a large expanse of lawn, again hidden by hedgerows, ideal for dog walks and additional area for children to play.





GROUND FLOOR
575 sq.ft. (53.4 sq.m.) approx.



1ST FLOOR
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 1155 sq.ft. (107.3 sq.m.) 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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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 the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a 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.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.
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