



GIBBINS RICHARDS 
Making home moves happen

Parks, Tolland, Lydeard St Lawrence, Taunton TA4 3PS

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THE PROPERTY

Parks is a rare find! Located in rural Somerset on the stunning southern slopes of The Brendon Hills, this three bedroomed detached house has so much to offer. There are three reception rooms, including a fantastic kitchen / breakfast room and separate sitting and dining rooms, three bedrooms, master en-suite and family bathroom. There are also numerous 'ancillary' spaces internally, such as a boot room, utility room, cloak room and two store sheds. The master bedroom is greatly enhanced by a large balcony which overlooks the garden and has gloriously uninterrupted views of the surrounding countryside as far as The Blackdown Hills and Wellington Monument to the south. The exterior of the house also offers a great deal - a double garage and two attached office rooms create an ideal work-from-home space and/or workshop arrangement, and the driveway provides ample off road parking with spaces for up to 5 or 6 cars. To the front of the house are large south-facing gardens, which round the property off perfectly. With patio, lawn, chicken runs and fruit and veg beds, the garden enjoys some amazing direct sunshine for most of the day and has an array of possibilities. With uninterrupted rural views to all four sides, Parks is a rural gem that must be viewed to be fully appreciated.

Tenure: Freehold / Energy Rating: E / Council Tax Band: E

The house is generally accessed from the rear parking area, but the formal entrance hall is from the front garden. This has doors to all three main ground floor rooms, as well as the WC and lobby and stairs to the first floor. The parquet flooring has been retained and well-looked after. The two main reception rooms each have open fires with stoves, and patio doors to the front garden. The kitchen has access to a utility room or pantry and a separate boot room, which is currently used as a main entrance from the rear parking area. The kitchen is beautifully fitted and has space for a good sized dining table to one end. On the first floor are three double bedrooms, with master en-suite and a family bathroom. Externally there are two small store sheds within the main house, and a double garage with two attached office rooms. These two office rooms, whilst in need of a little refresh, have great flexibility to work from home, run a small business, have studio space or simple storage. The gardens are mainly to the front of the house and have huge scope for all kinds of use, being of good size and shape and making the entire plot of over half an acre. Parks has oil-fired central heating, private drainage and mains water.





RURAL IDYLL WITH CIRCA 0.65 OF AN ACRE
DETACHED THREE BEDROOMED HOUSE
DOUBLE GARAGE AND OUTBUILDINGS WITH
SCOPE, AMPLE PARKING
BEAUTIFUL INTERIOR WITH QUALITY FITTINGS
THROUGHOUT
THREE RECEPTION AREAS
BOOT ROOM, UTILITY ROOM, TWO STORESHEDS
FANTASTIC FRONT GARDENS
MASTER BEDROOM WITH BEAUTIFUL BALCONY
VIEWS
TAUNTON APPROX. 10 MILES, WIVELISCOMBE
APPROX. 4 MILES
what3words location: amps.done.tastier

ACCOMMODATION

Entrance Hall	
Sitting Room	15' 2" x 11' 3" (4.62m x 3.43m)
Sitting / Dining Room	23' 0" x 13' 9" (7.01m x 4.19m)
Cloakroom	
Kitchen / Breakfast Room	28' 0" x 8' 5" (8.53m x 2.56m)
Pantry	8' 9" x 5' 3" (2.66m x 1.60m)
Boot Room	9' 0" x 6' 3" (2.74m x 1.90m)
First Floor Landing	
Bedroom One	15' 3" x 11' 1" (4.64m x 3.38m)
Balcony	18' 0" x 15' 0" (5.48m x 4.57m) Maximum L shaped, of timber construction
En-suite	7' 9" x 5' 8" (2.36m x 1.73m)
Bedroom Two	13' 8" x 12' 9" (4.16m x 3.88m)
Bedroom Three	10' 5" x 9' 1" (3.17m x 2.77m)
Family Bathroom	8' 3" x 8' 5" (2.51m x 2.56m) L shaped





Outside

Two store sheds are located within the property, accessed from the western side. To the rear, a double garage (19' x 17') with two single up and over doors, and two attached office rooms 19' 9" x 13 and 12' 5" x 10' 5" respectively.

Gardens

The gardens at Parks are beautiful - a raised patio area to the immediate front is accessed from each of the front reception rooms, and also from the entrance hall. There is a seating area / terrace where a built-in pizza oven and separate barbecue provides some excellent entertaining space. This terrace overlooks the main front garden, an extended area of lawn with an array of differing plants, shrubs and fruit trees, well planted and with lots of scope for further landscaping and / or planning. At the far end of the garden is a chicken run, former piggery and vegetable plots. In all the plot of the whole house, parking and gardens extends to about 0.65 of an acre.

GROUND FLOOR
1054 sq.ft. (97.9 sq.m.) approx.



1ST FLOOR
691 sq.ft. (64.2 sq.m.) approx.



GROUND FLOOR
723 sq.ft. (67.2 sq.m.) approx.



TOTAL FLOOR AREA: 1745 sq.ft. (162.2 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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TOTAL FLOOR AREA: 723 sq.ft. (67.2 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.

We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is 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 £200 per transaction. 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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