

# LAUREL & WYLDE

E S T A T E   A G E N T S



## Littlemoor Farm Littlemoor, Mark, Somerset TA9 4NL £650,000

\*\*\* \*\* BEAUTIFUL DETACHED FARMHOUSE WITH MANY ORIGINAL FEATURES \*\*\* EXTREMELY SPACIOUS FAMILY-SIZED LIVING ACCOMMODATION THROUGHOUT \*\*\* PLEASE CLICK ON THE VIDEO TO SEE OUR AMAZING NEW PROEPRTY VIDEOS \*\*\* VERY LARGE GARDEN WITH GATED VEHICULAR ACCESS \*\*\* HUGE OUTBUILDING / BARN & GARAGE THAT WOULD MAKE A LOVELY ANNEXE \*\*\* AMPLE OFF STREET PARKING \*\*\* BEAUTIFUL VIEWS \*\*\* HUGE KITCHEN / DINING & FAMILY ROOM \*\*\* LIVING ROOM \*\*\* SITTING ROOM \*\*\* LARGE OFFICE / BEDROOM FIVE \*\*\* UTILITY ROOM \*\*\* CLOAKROOM \*\*\* FOUR BEDROOMS \*\*\* FAMILY BATHROOM \*\*\* NO ONWARD CHAIN \*\*\* EPC E \*\*\* COUNCIL TAX BAND F \*\*\*

### **Main Entrance**

Access this property through a UPVC double glazed door where you will find ceiling spotlight, slate tile flooring, radiator, and an opening to the inner hallway. The inner hallway features the stairs leading to the first floor landing with a useful under stairs boot room, as well as wooden doors leading into the main living room, the dining room and the kitchen.

### **Dining Room**

**24'3 x 11'6 max (7.39m x 3.51m max)**

With an opening into the main kitchen area, the dining room features slate tile flooring, ceiling spotlights, a feature hanging light, front aspect UPVC double glazed windows, two radiators, and a large brick built inglenook style fireplace with a cast iron log burner sat on a flagstone hearth with a fantastic solid wooden beam over. The dining room has ample space for a large dining table and chairs.

### **Kitchen**

**17'3 x 10 max (5.26m x 3.05m max)**

A very large kitchen area with rear aspect UPVC double glazed windows and a UPVC double glazed stable door, as well as side aspect UPVC double glazed windows overlooking the rhyne and neighbouring fields and farmlands. Featuring ceiling spotlights, slate tiled flooring, two large pantry cupboards, as well as a lockable steel storage cupboard and a feature wooden window seat. What would have been the original bread oven is now another brick built inglenook fireplace with a flagstone hearth and wooden beam over. The kitchen has been fitted with a range of hand built units with granite rolled edge work surfaces, an inset 1 bowl ceramic sink with adjacent drainer and mixer tap, space and plumbing for a dishwasher, space and plumbing for a large American style fridge freezer, as well as space and gas point for a large range cooker, with granite splashbacks and a stainless steel extractor hood over.

### **Living Room**

**29'2 x 18'10 max (8.89m x 5.74m max)**

An absolutely wonderful L shaped room with twin side aspect UPVC double glazed windows overlooking the rear and neighbouring fields and farmland, and UPVC double glazed French doors leading out to the patio. The living room could be used as two separate rooms with an arch opening between the two areas, for instance a sitting/reading room and a living area, with a range of feature wall light points, radiators, engineered wooden flooring. The sitting area has a lovely brick built fireplace stand with a log store underneath and a raised stand currently with a cast iron log burner.

### **Sitting Room Part**

### **Utility**

**10'6 x 10'4 max (3.20m x 3.15m max)**

A large utility room with rear and side aspect UPVC double glazed windows and a stable door, with tiled flooring, ceiling spotlights, and radiator. Fitted with a range of hand built units with granite rolled edge work surfaces, a inset 1 bowl ceramic sink with adjacent drainer and twin taps, space and plumbing for a washing machine, and space for a tumble dryer, as well as a range of built in cloak/storage cupboards. From the utility there is a door to the cloakroom, and door to the office/gym room.

### **Cloakroom**

With a rear aspect UPVC double glazed window, ceiling light, tiled flooring. Suite comprising low level WC, vanity unit incorporating wash hand basin.

### **Office/Gym**

**16'2 x 12'6 (4.93m x 3.81m )**

With rear and side aspect UPVC double glazed windows, a vaulted ceiling with a large ceiling beam and three feature hanging lights, engineered wooden flooring, and a radiator.

### **First Floor Landing / Reading Area**

**6'11 x 5'2 (2.11m x 1.57m)**

The immediate landing includes a ceiling light, loft hatch giving access to roof space, and an opening to an internal landing which would be ideal for a sitting/dressing area, featuring rear aspect UPVC double glazed windows, a ceiling light, and doors to the main family bathroom and bedroom three.

### **Master Bedroom**

**13'3 x 12'10 (4.04m x 3.91m)**

A front aspect room with UPVC double glazed windows, with a ceiling light, picture rails, solid wooden flooring, radiator, and a range of built in wardrobes and bedroom furniture.

### **Bedroom Two**

**12'11 x 10'8 (3.94m x 3.25m)**

A front aspect room with UPVC double glazed windows, a feature ceiling hanging light, picture rails, solid wooden flooring, radiator, and built in wardrobes and bedroom furniture.

### **Bedroom Three**

**12'8 x 10'2 (3.86m x 3.10m)**

A rear and side aspect room with UPVC double glazed windows, with the side window providing fantastic views across neighbouring fields and farmland with views towards the Mendips and beyond, with a feature ceiling hanging light, solid wooden flooring, and radiator.

### **Bedroom Four**

**9'1 x 8'4 (2.77m x 2.54m)**

A front aspect room with UPVC double glazed windows, ceiling light, radiator, and built in bedroom furniture.

## **Family Bathroom**

**13 x 10'1 (3.96m x 3.07m )**

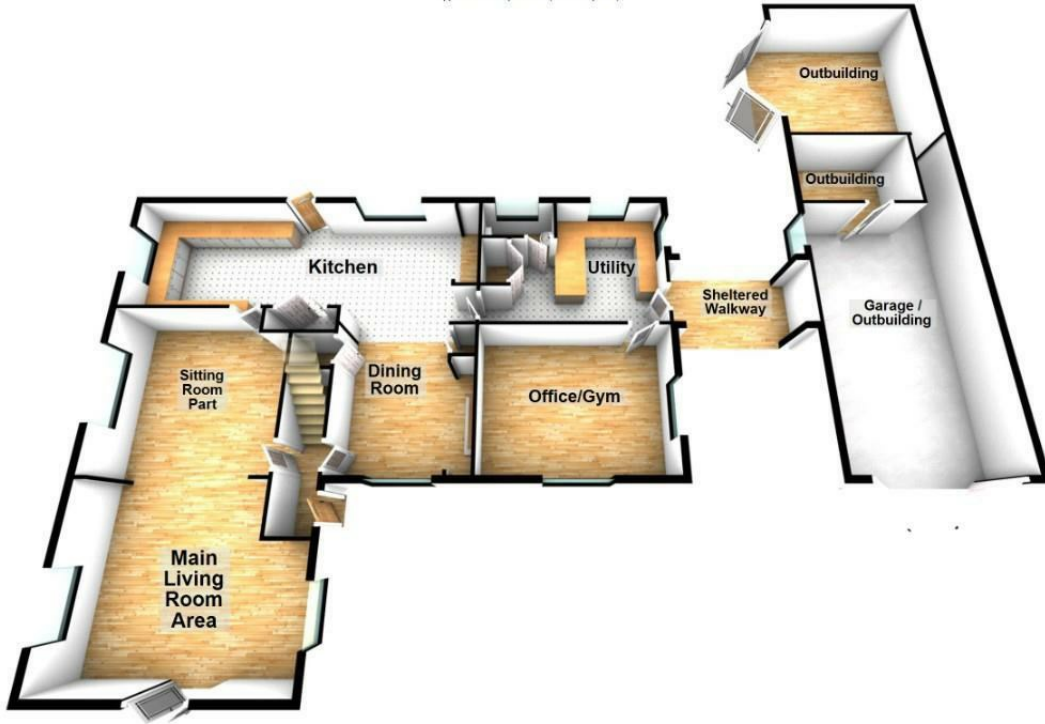
A really good sized bathroom with rear and side aspect UPVC double glazed windows, with a UPVC clad ceiling, ceiling spotlights, tiled flooring, radiator, and large built in airing cupboard. Suite comprising high level cistern WC, a pedestal wash hand basin with twin taps, panel enclosed bath with twin taps, and a large step in glazed and UPVC clad shower enclosure with a wall mounted twin point mains power shower system.

## **Outside**

The main driveway provides off street parking for at least three large vehicles with a pedestrian gated access to the internal gardens and twin wooden door access into the outbuilding. The main very large stone outbuilding with various access points, suitable for car/machinery storage etc. A very useful external outbuilding that has been built so that it can be easily converted into further accommodation, with power and lighting.

The front and side garden has been laid to patio paving with a small lawned area, this in turn gives access through the sheltered walk way to the rear garden, which has a very large patio paved area and then leads into the main garden/paddock.

**Ground Floor**  
Approx. 205.1 sq. metres (2207.8 sq. feet)



**First Floor**  
Approx. 70.0 sq. metres (752.9 sq. feet)



Total area: approx. 275.1 sq. metres (2960.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	