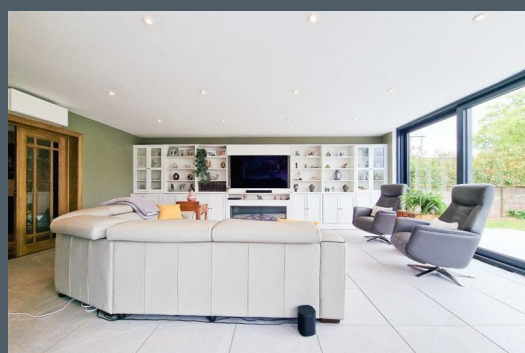


LAUREL & WYLDE

E S T A T E A G E N T S



Eastfield House, Old Bristol Road, East Brent, Somerset TA9 4HX £1,250,000

*** WOW *** WOW *** WOW *** IT WOULD TAKE DAYS TO EXPLAIN HOW OUTRAGEOUSLY AMAZING THIS OPPORTUNITY IS, SO HERE IT IS IN SHORT!!! *** OVER 4,000 SQ/FT OF ACCOMMODATION *** JUST UNDER 4,000 SQ/FT OF OFFICES & WORKING COMPLEX WITH THREE OFFICES, A CONFERENCE ROOM, PLANT ROOM, 4 TOILETS AND A KITCHEN + VARIOUS OUTBUILDINGS / WORKSHOPS / GARAGES *** THE BIGGEST, SHELTERED OUTDOOR KITCHEN WE HAVE EVER SEEN - WITH ALL-SORTS OF COOKING, STORAGE AND FRIDGE FACILITIES *** HOW DO FANCY YOUR OWN PRIVATE CARP LAKE WITH A CIRCULAR DINING PERGOLA OVERLOOKING, AND A BRIDGE ACROSS TO YOUR OWN LITTLE ISLAND!! *** 2.11 ACRES OF BEAUTIFULLY CARED FOR GARDENS AND PADDOCKS *** LARGE VEGETABLE PATCH *** LARGE ONE BEDROOM ANNEXE / AIR BnB *** HUGE KITCHEN / FAMILY ROOMS *** 2 UTILITY ROOMS *** A DOG SHOWERING SUITE *** A LARGE WALK IN PANTRY *** A LARGE HOME GYM *** PLAY ROOM *** OFFICE *** CLOAKROOM *** HUGE DINING ROOM *** LARGE ENTRANCE HALL WITH A SWEEPING, CURVED STAIRCASE *** FOUR BEDROOMS & 2 BATHROOMS *** COUNCIL TAX BAND G *** EPC D *** FREEHOLD ***

ENTRANCE

11'4 x 5'4 (3.45m x 1.63m)

Accessed through a leaded decorative obscure glazed composite door with matching panels to either side with ceiling spotlights, radiator, engineered wooden flooring and a door to a useful cloaks/shoe room and a large arched opening through to the main grand entrance hall.



DINING / LIVING ROOM

21'10 x 14'11 (6.65m x 4.55m)

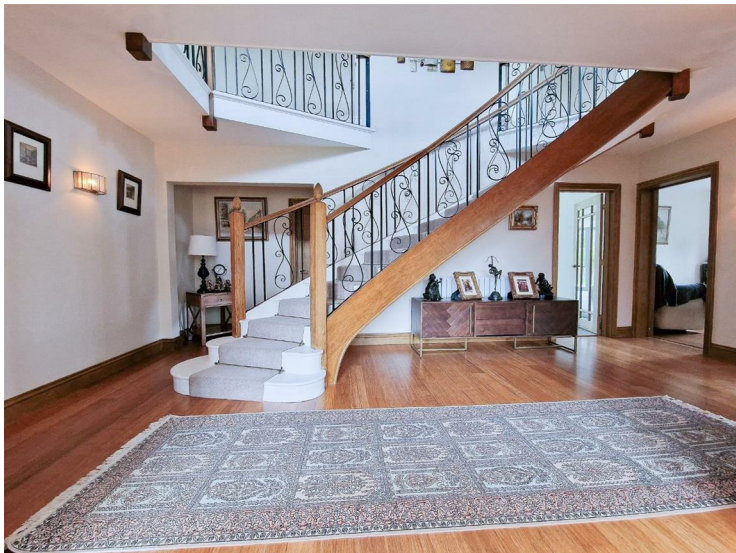
A very large dining space with two side aspect obscure UPVC double glazed windows, ceiling spotlights a feature hanging light, two radiators, engineered wooden flooring and with wooden glazed doors leading to the sitting room/family room and further wooden glazed doors leading to the other end leading to the office.



ENTRANCE HALL

19'10 x 9'9 (6.05m x 2.97m)

A very grand entrance to the property with a large sweeping staircase leading to the first-floor landing, wall lights, engineered wooden flooring, radiator an opening through to the doorway which in turn leads through to a utility space/storeroom and with further doors to the main dining room, gym, the playroom, kitchen/dining room and the cloakroom.



OFFICE

12'11 (max) x 14'11 (3.94m (max) x 4.55m)

A front aspect room with UPVC double glazed bay windows, ceiling spotlights, radiator and engineered wooden flooring.



CLOAKROOM

A front aspect room with an obscure UPVC double glazed window, ceiling spotlights, radiator, part wooden clad walls, vanity unit incorporating wash hand basin with a mixer tap over, low level WC with a hidden cistern.

HOME GYM

17'11 x 14'4 (5.46m x 4.37m)

A lovely light and airy double aspect room with UPVC double glazed windows to the front and UPVC double glazed bay windows to the side, ceiling spotlights, radiator and engineered wooden flooring.



PLAY ROOM

11 x 8'4 (3.35m x 2.54m)

A side aspect room with UPVC double glazed window, ceiling spotlights, radiator and engineered wooden flooring.

least four people and an inset one and half bowl Villeroy and Bosch ceramic sink with an adjacent drainer and mixer tap there is an integrated Neff gas five ring hob with an extractor system built-into the work surface.



KITCHEN / FAMILY ROOM

31'10 (max) x 29'2 (max) (9.70m (max) x 8.89m (max))

A truly spectacular space and arguably one of the main selling points of the property, offering a fabulous kitchen area with a breakfast bar with seating for four people and a substantial dining area currently with a dining table that seats ten to twelve people comfortably, there is a fabulous range of spotlighting and feature hanging lighting throughout, there is a built-in speaker system and a beautiful UPVC double glazed roof lantern, air conditioning, extractor fan, tiled flooring and opening through to the sitting room/family room and with full height and full width double glazed windows and a sliding door leading out to the rear terrace and gardens. The kitchen area has been fitted with a comprehensive range of base and eye level units with a marble effect quartz work surface over, there are three integrated Neff ovens, integrated dishwasher, integrated fridge and freezer units, the breakfast bar has seating space for at





SITTING / FAMILY ROOM
21'6 x 16'9 (6.55m x 5.11m)

Another fabulous room with full height and full width double glazed windows and sliding door leading out to the rear terrace and gardens with ceiling spotlights an air conditioning unit, tiled flooring and with luxury built-in full length display cupboards and display shelves/cabinets with a built-in TV area and a built-in electric remote living flame effect fireplace.



HALLWAY

A useful area currently being used for cloaks/shoe storage, ceiling spotlights, radiator, tiled flooring an opening through to the side entrance and large wooden double doors leading through to the dog shower room.



DOG SHOWERING SUITE

With censored ceiling lights, tiled flooring, heated towel rail, built-in storage cupboards with shelves over and a luxury raised up tiled dog shower area with a wall mounted electric Triton shower system over.



SIDE ENTRANCE / HALLWAY

With a front aspect obscure UPVC double glazed window and a front aspect UPVC double glazed door, with ceiling spotlights, radiator, tiled flooring an opening to the first utility room.

1ST UTILITY

With spotlights, tiled flooring, radiator, range of base and eye level units, useful work surface, space and plumbing for washing machine and a cupboard over with space for a tumble dryer, door through to the second utility room.



2ND UTILITY

A rear aspect room with UPVC double glazed window with UPVC double glazed door leading out to the rear terrace and gardens, with ceiling spotlights, radiator, tiled flooring, range of base level units with a polished concrete effect square edge work surface over with an inset one bowl sink which has an adjacent drainer and mixer tap over. Door to the annexe.



FIRST FLOOR LANDING

A spectacular galleried landing area with the large sweeping staircase leading up from the main entrance hall, with loft hatch giving access to roof space and extendable ladder two useful airing/storage cupboards, two front aspect UPVC double glazed windows, two radiators, wall lighting and feature chandelier hanging light over the staircase.



MASTER SUITE BEDROOM

21'9 x 14'6 (6.63m x 4.42m)

With a fabulous bedroom suite incorporating a very large dressing room and ensuite bathroom/shower room. The bedroom area is of a fantastic size with a rear aspect UPVC double glazed window, two ceiling lights, radiator, door to the ensuite and an opening through to the dressing room and luxury full length built-in wardrobes comprising of six double wardrobe units and a display cabinet/shelving area.



DRESSING ROOM / BEDROOM 4

Previously with a doorway through to the landing but currently being used as a large dressing room with a front aspect UPVC double glazed window, ceiling spotlights, radiator and luxury built-in mirrored wardrobes incorporating two double wardrobe spaces a single wardrobe and a useful display/storage unit.



MASTER EN-SUITE

11'7 x 10 (3.53m x 3.05m)

A fabulous rear aspect room with ceiling spotlights, extractor fan, wood effect tile flooring, heated towel rail, low level WC, with a his and hers sink unit with two chrome mixer taps over, a large panel enclosed jacuzzi spa bath with a chrome mixer tap over and a glazed and tiled step-in wet room style shower enclosure with a twin point mains shower system over.



BEDROOM TWO

17'11 x 11'11 (5.46m x 3.63m)

A front and side aspect room with UPVC double glazed windows, two ceiling lights, radiator.



BEDROOM THREE

14'10 x 11'10 (4.52m x 3.61m)

A rear and side aspect room with UPVC double glazed windows, two ceiling lights, radiator.



ANNEXE LOBBY

The Annex has two entrance points one private entrance from the main front of the property and one from the second utility room off the main house. The annex lobby is accessed from the second utility room off the main house there are built-in storage units/cupboards, ceiling light, laminate wooden flooring and doors to the annex bedroom and shower room.



FAMILY BATHROOM

11'7 x 10'1 (3.53m x 3.07m)

Another spectacular rear aspect room with a UPVC double glazed window, ceiling spotlights, extractor fan, tiled flooring, heated towel rail, low level WC, vanity unit incorporating wash hand basin with chrome mixer taps over, a large panel enclosed bath with a chrome mixer tap over and a glazed and tiled step-in wet room style shower enclosure with a twin point mains shower system over.



ANNEXE SHOWER ROOM

A rear aspect room with an obscure UPVC double glazed window, ceiling light, extractor fan, tiled flooring, chrome heated towel rail, low level WC, vanity units incorporating wash hand basin with a chrome mixer tap and glazed and tiled shower enclosure with a twin point system over.



ANNEXE BEDROOM

12'8 x 8'9 (3.86m x 2.67m)

A side aspect room with UPVC double glazed window, ceiling light, radiator, laminate wooden flooring and a door through to the kitchen.



OFFICE BLOCK & WORKSPACE

An absolutely wonderful opportunity to have a home business suite or even something to let out, with two large offices, a slightly smaller office, a conference room, a kitchen, a plant room and 4 toilets.



ANNEXE LIVING & DINING ROOM

19'6 x 9'5 (5.94m x 2.87m)

A front and side aspect room with UPVC double glazed stain glass door leading to the front of the property and driveway areas. The living dining room has two ceiling lights, laminate wooden flooring, radiator and ample space for living and dining furniture.



WORKSHOPS AND GARAGES

There is a large double garage, a large single garage, a large L-shaped workshop, and two further very large workshops.

ANNEXE KITCHEN

8'1 x 6'7 (2.46m x 2.01m)

With ceiling light feature, laminate wooden flooring and opening to the annex living and dining area. The kitchen has been fitted with a range of base and eye level units with a granite rolled edge work surface, inset one and a half bowl stainless steel sink with an adjacent drainer and mixer tap, integrated Zanussi oven with a four-ring induction hob and extractor hood over, space for a tall fridge/freezer.



OUTDOOR KITCHEN / ENTERTAINING SPACE

Without doubt the largest outdoor kitchen space we have ever seen, a huge sheltered and partly enclosed space with a fantastic arrangement of cooking, storage and cooling facilities, there is a fantastic space ideal for dining and living furniture, also.

GROUNDS AND LAKE

The property is accessed through two wooden electric gates, with a remote and telephone entry system. In total there are 2.11 acres of ground including spectacular front and rear gardens, a large vegetable patch, a carp lake and driveway parking for at least 20 - 30 cars, leading up to the garages, workshops and office suites.



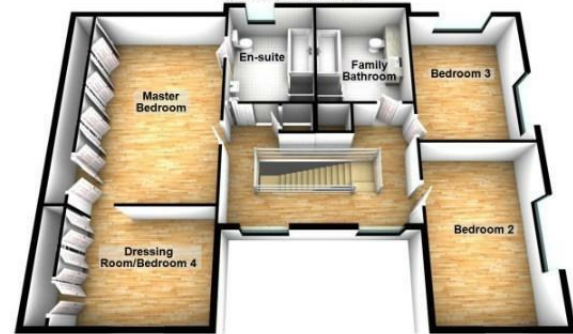




Ground Floor
Approx. 301.7 sq. metres (3247.6 sq. feet)



First Floor
Approx. 135.8 sq. metres (1461.6 sq. feet)



Total area: approx. 437.5 sq. metres (4709.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-86) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-86) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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