

LAUREL & WYLDE

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



Polden View 10C The Levels, Meare, Somerset BA6 9SE £950,000

*** PLEASE CLICK ON THE VIDEO TO SEE OUR AMAZING PROPERTY VIDEOS *** OVER 4,000 SQ/FT OF ACCOMMODATION *** DOUBLE GARAGE WITH ANNEXE / AIR BnB / LARGE OFFICE SPACE / PLAY ROOM & SHOWER PLUS A ROOM DOWNSTAIRS *** THE MAIN HOUSE HAS A WONDERFUL ENTRANCE HALL WITH A VAULTED CEILING AND GLASS GALLERIED LANDING *** FIVE BEDROOMS *** MASTER SUITE WITH GLASS BALCONY, LIVING AREA AND DRESSING ROOM *** FOUR BATHROOMS *** ABSOLUTELY HUGE KITCHEN / DINING & FAMILY ROOM WITH TWO SETS OF BI-FOLDING DOORS LEADING OUTSIDE *** FRONT TO BACK LIVING ROOM *** LARGE OFFICE / BEDROOM 6 *** UTILITY ROOM *** AMPLE OFF STREET PARKING *** FABULOUS SOUTH FACING SURROUNDING PLOT *** BEAUTIFUL VIEWS TO THE REAR *** NO ONWARD CHAIN ***

Entrance Hall

Accessed via a solid wooden door with two UPVC double glazed windows, a fabulous welcoming entrance hall, vaulted ceiling, high level UPVC double glazed windows, feature style hanging light, extra wind stairs leading up to the glazed gallery first floor landing, useful understairs storage cupboard, wood effect Amtico flooring, doors to main living room, the office, downstairs shower room and Utility room, glazed double doors leading through to the fabulous kitchen/dining and family room.



Office

A front aspect room with two UPVC double glazed windows, ceiling spotlights, wood effect vinyl flooring, door to the corner boiler cupboard housing the oil fired grant boiler system.

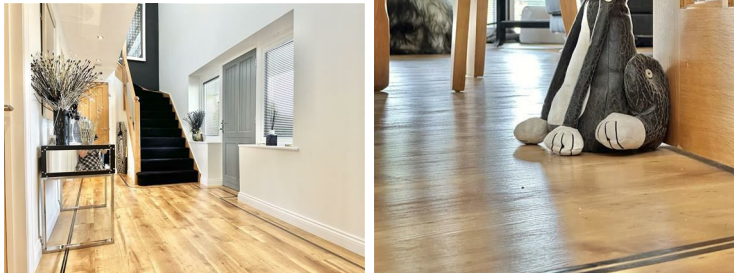
Kitchen/Dining/Family Room

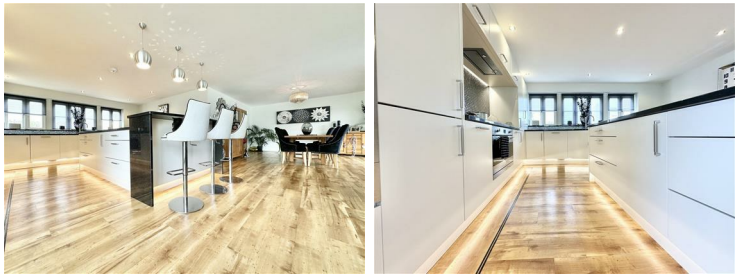
Arguably one of the main selling features of the property, a truly spectacular space with a beautifully appointed kitchen, a spacious dining area and a fabulous family room area looking out onto the rear garden. Two sets of double glazed Bi-Folding doors, front aspect UPVC double glazed windows, and rear aspect UPVC double glazed windows, and a door leading out to the garden. Wood effect Amtico flooring throughout, a range of hanging and ceiling spotlights, underfloor heating and wall mounted thermostat control.

Main Living Room

A dual aspect room with UPVC double glazed windows to the side and UPVC double glazed windows and french doors leading out to the garden, with two feature hanging lights, feature fireplace with a cast iron log burner on a granite hearth with a composite stone outer surround and mantel. Wall mounted thermostat control.

The Kitchen area has been fitted with a very comprehensive range of base and eye level units with a built in fridge, built in dishwasher, another built in fridge/freezer, built in wine cooler, pantry cupboard, Neff microwave oven and Neff oven, Neff plate warming oven, and an extra large Neff oven with a five ring induction hob and extractor hood over, and a granite built breakfast bar area with seating space for at least three people.





Downstairs Shower Room/Utility Room

A rear aspect room with a UPVC double glazed door, ceiling spotlights, wood effect vinyl flooring, built in cupboards with houses for a tall fridge/freezer, further Utility cupboards with a granite rolled edge work

surfaces, one bowl stainless steel sink with adjacent drainer and mixer tap, door through to the shower room.

A fully tiled room with ceiling spotlights, extractor fan, wood effect vinyl flooring, chrome heated towel rail, low level WC, wash hand basin, glazed and tiled shower enclosure with a wall mounted mains overhead and hand held shower system.



Main Suite

An absolutely magnificent space, with UPVC double glazed french doors and windows leading out to the glass balcony providing spectacular views across neighbouring fields, farmland and towards the Quantocks, two ceiling lights, two radiators, and doors to the dressing room and En-Suite bathroom.



First Floor Gallery Landing Area

A beautiful gallery landing, with UPVC double glazed picture windows looking down The Levels (road), with a feature chandelier style hanging light, 3 radiators, doors to the two airing cupboards (one at each end of the landing), further doors to the main suite, bedrooms two, three, four, and office/bedroom five.

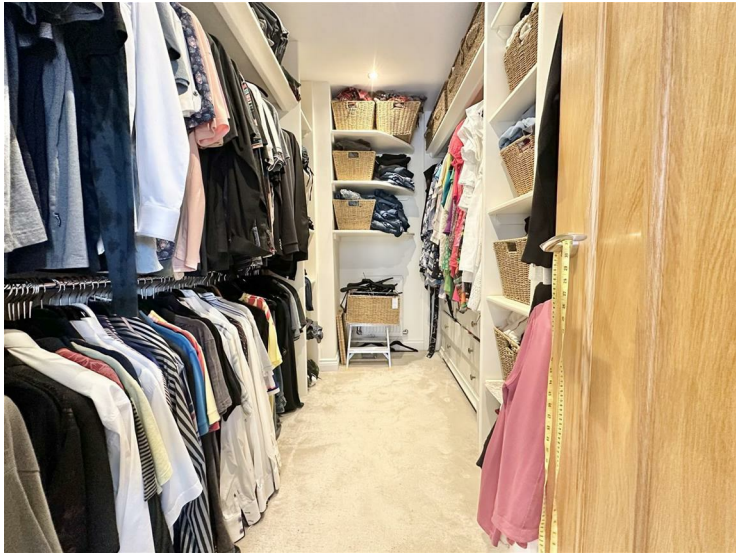


View From Balcony



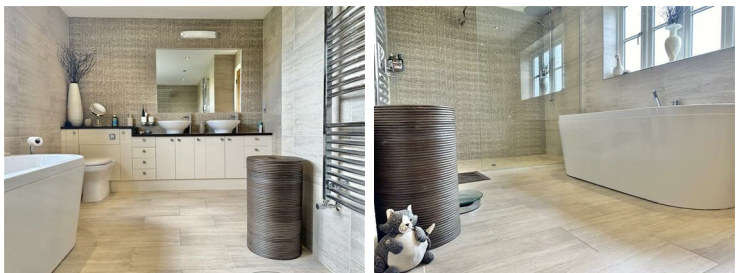
Dressing Room

Ceiling spotlights, radiator, fabulous range of built in dressing room furniture.



En-Suite Bathroom

A most spacious rear aspect fully tiled room with obscure wooden double glazed windows, ceiling spotlights, extractor fan, tiled flooring, chrome heated towel rail, double ended bath with mixer tap and hand held shower attachment, a range of built in vanity units with granite work tops and shelves over, incorporating the low level wc, his and hers wash hand basins with chrome mixer taps, a very large walk in wet room style shower, tiled and enclosed with a wall mounted overhead and hand held shower system.



Bedroom Two

A rear aspect room with wooden double glazed windows offering fabulous views, with ceiling light, radiator, built in wardrobes and a door to the en-suite shower room.



En-Suite Shower Room

A part tiled side aspect room with an obscure wooden double glazed window, ceiling light, extractor fan, tiled flooring, chrome heated towel rail, low level WC with a hidden cistern, vanity units incorporating wash hand basin with a chrome mixer tap, large glazed and tiled shower enclosure with a wall mounted mains shower system over.





Bedroom Three

A front aspect room with two sets of wooden double glazed windows, ceiling light, radiator and built in wardrobes.

Family Bathroom

A fully tiled side aspect room with an obscure wooden double glazed window, tiled flooring, ceiling spotlights, extractor fan, chrome heated towel rail, vanity units incorporating wash hand basin with a chrome mixer tap, double ended bath with a mixer tap and hand held shower attachment, large glazed and tiled shower enclosure with a overhead and hand held mains shower system.



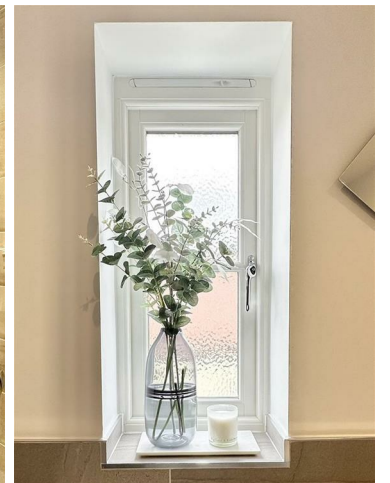
Bedroom Four

A front aspect room with two sets of wooden double glazed windows, ceiling light, radiator and built in wardrobes.



Bedroom Five

A side aspect room with wooden double glazed windows over-looking the garden, ceiling light, radiator, built in wardrobes.



Outside

To the front / side of the property there are two driveways, one of which has off street parking for two vehicles and then the main driveway that provides off street parking for at least 4 vehicles. The beautiful rear and side gardens are inter-connecting with the East garden offering a truly fabulous space. There is a lovely patio / paved terrace to the rear of the kitchen / dining & Family rooms.



kitchen at a later date, subject to the necessary consents. Stairs leading to the first floor landing. Upstairs you will find a large home office / potential bedroom / play room / studio / entertainments / home cinema room etc etc, with a large shower room off.



Location and Plot



Double Garage

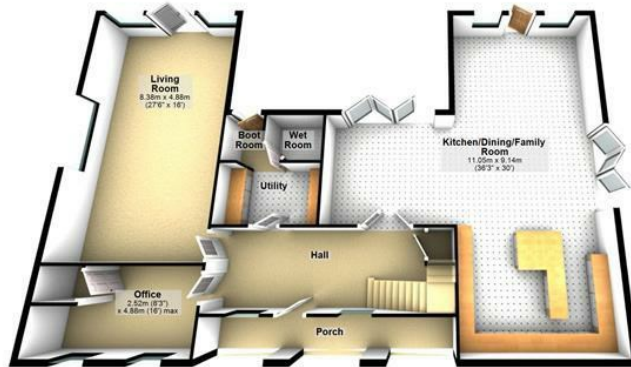
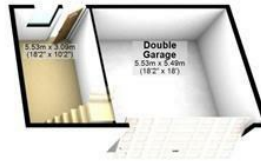
The double garage has been plaster-boarded, has a concrete floor and a vast array of ceiling spotlights.



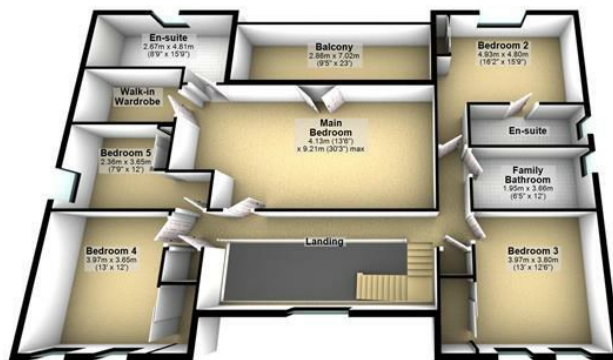
Garage Extension

A wonderful addition to the property with a room on the ground floor (that could be made into an annexe

Ground Floor
Approx. 211.2 sq. metres (2272.9 sq. feet)



First Floor
Approx. 193.8 sq. metres (2096.7 sq. feet)



Total area: approx. 405.0 sq. metres (4359.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) 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			
(69-80) C			
(55-68) D			
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