

LAUREL & WYLDE

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



Mead House The Causeway, Highbridge, Somerset TA9 4QA £670,000

*** PLEASE CLICK ON THE 'VIDEO TOUR' TAB TO SEE OUR FABULOUS VIDEO *** WHAT A TRULY SPECTACULAR FAMILY HOME!! *** APPROXIMATELY 2,300 SQ/FT OF ACCOMMODATION *** FIVE BEDROOMS *** FOUR BATHROOMS (THREE EN-SUITES) *** THREE / FOUR RECEPTION ROOMS *** LARGE KITCHEN / DINING & FAMILY ROOM WITH BI-FOLDING DOORS LEADING TO THE REAR GARDEN *** UTILITY ROOM & CLOAKROOM *** GOOD SIZE STORAGE ROOM *** MASTER SUITE WITH BEAUTIFUL EN-SUITE AND A LARGE WALK IN DRESSING AREA WITH FULL HEIGHT AND FULL LENGTH BUILT IN WARDROBES *** LOW MAINTENANCE REAR GARDEN AND TERRACE *** LARGE FRONTAGE WITH DRIVEWAY PARKING FOR AT LEAST 4 - 5 CARS *** NO ONWARD CHAIN *** 6.5 KW SOLAR SYSTEM WITH A 12.5 KW BATTERY STORAGE ***

CLIENTS NOTES ON SOLAR SYSTEM

6.5 kW Solar System with 12.5 kWh Battery Storage

This high-efficiency 6.5 kW solar power system is designed to provide reliable, clean energy for residential or small commercial use. It features premium photovoltaic (PV) panels that generate approximately 26–30 kWh of electricity per day, depending on location, weather conditions, and installation factors.

The system is paired with a 12.5 kWh battery storage unit, enabling you to store excess solar energy produced during the day for use at night or during power outages. This significantly increases energy independence and reduces reliance on the grid, especially during peak rate periods.

Key Features:

Solar Capacity: 6.5 kilowatts (kW)

Daily Output: ~26–30 kWh/day (varies by location and season)

Battery Storage: 12.5 kilowatt-hours (kWh)

Energy Independence: Store and use your own power 24/7

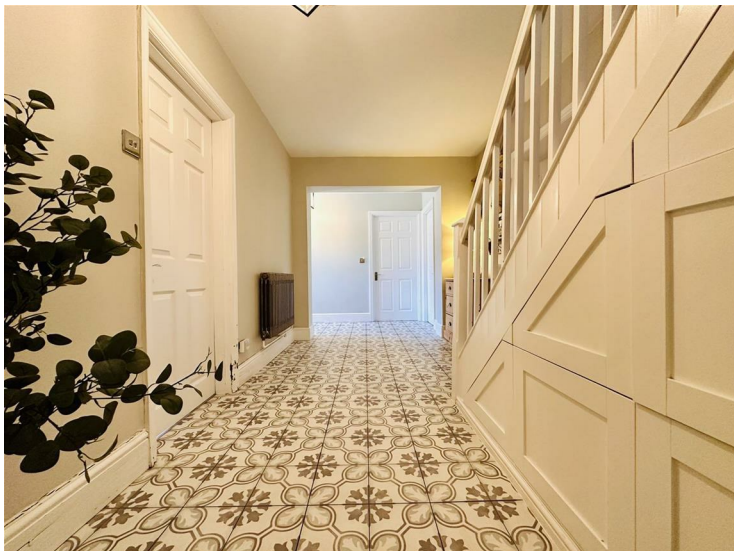
Grid-Tie or Hybrid Ready: Supports both grid-connected and off-grid functionality

Monitoring System: Real-time energy usage and production tracking

Ideal for homes with moderate to high energy needs, this system can help reduce electricity bills, lower your carbon footprint, and provide backup power when needed.

ENTRANCE HALL

Accessed through a double glazed composite door, a very spacious, light and airy entrance hall with two ceiling lights, radiator, decorative tiled flooring, stairs leading to the first floor landing with useful cupboards underneath, doors to the main living room, sitting room / family room, play room, bedroom five / reception room four, the kitchen / dining and family room and also a door to a large walk in cloaks / boot room.



LIVING ROOM

19'6" x 15'4" (5.94m x 4.67m)

A fabulous, light and airy front to back room with uPVC double glazed sliding Sash windows with window shutters, two ceiling lights, two radiators, parquet style Karndean flooring, TV point and a feature fireplace with a cast iron log burner on a slate hearth with a wooden mantle over.





SECOND SITTING ROOM 12 x 11'9 (3.66m x 3.58m)

A front and side aspect room with uPVC double glazed uPVC double glazed sliding Sash windows, parquet style lino flooring, ceiling light, radiator, geature faux fireplace with a wooden beam over.



FOURTH RECEPTION ROOM / BEDROOM FIVE 12'8 x 9'5 (3.86m x 2.87m)

A good size rear aspect room with uPVC double glazed sliding Sash windows with window shutters, ceiling light, radiator, built in wardrobes and a door to the en-suite shower room.



THIRD RECEPTION ROOM / PLAY ROOM 11'9 x 11'4 (3.58m x 3.45m)

Another front and side aspect room with uPVC double glazed uPVC double glazed sliding Sash windows, parquet style lino flooring, ceiling light, radiator.





EN-SUITE SHOWER ROOM

Ceiling light, radiator, extractor fan, chrome heated towel rail, low level WC, vanity unit incorporating wash hand basin and a glazed and tiled shower enclosure with a wall mounted electric shower system over.



FABULOUS KITCHEN / DINING & FAMILY ROOM

18'2 (min) x 15'8 (min) (5.54m (min) x 4.78m (min))

A very spacious kitchen / dining & family room, as you approach from the hallway there is an initial area with floor standing and built in kitchen units ideal for additional storage etc. To the right you will find the utility room & cloakroom and around to your left you will find the main kitchen & dining area.

The kitchen has two large Velux style roof-lights, double glazed bi-folding doors leading out to the rear terrace and garden area, radiator, tiled flooring, ample space for dining table and chairs. Fitted with a range of base and eye level units with composite worksurfaces, inset one and a half bowl sink with adjacent drainer and hose / mixer tap, integrated double oven with a Smeg 5-ring induction hob and extractor hood over, integrated dishwasher, fridge and wine rack, space for a large American fridge freezer.





FIRST FLOOR LANDING

Ceiling lights, radiator, rear aspect uPVC double glazed sliding sash window, loft hatch giving access to the roof space, doors to bedrooms 1, 2, 3, 4 and the family bathroom.



MASTER BEDROOM

19'5 (max) x 9'8 (max) (5.92m (max) x 2.95m (max))

An absolutely fabulous suite with a large walk in dressing room to one end and a beautiful en-suite to the other end.

Rear aspect obscure uPVC double glazed sliding Sash windows with window shutters, ceiling light, radiator.



UTILITY ROOM & CLOAKROOM

A useful room with a range of units and wooden worktops, ceiling light, tiled flooring, low level WC, wash hand basin with a chrome mixer tap, space any plumbing for a washing machine and space for a tumble dryer, part tiled walls.





WALK IN WARDROBE

With front aspect obscure uPVC double glazed sliding Sash windows with window shutters, ceiling light and full height and full length built in wardrobes.

EN-SUITE SHOWER ROOM

With rear aspect obscure uPVC double glazed sliding Sash windows with window shutters, ceiling spotlights, extractor fan, heated towel rail, low level WC, vanity units incorporating wash hand basin with a mixer tap and a large walk in wet room style glazed and tile shower enclosure with a wall mounted hand held and over-head mains shower system.



EN-SUITE SHOWER ROOM

Ceiling light, extractor fan, tiled flooring, chrome heated towel rail, low level WC with a hidden cistern, wall hung wash hand basin with a chrome mixer tap and a good size glazed and tiled shower enclosure with a wall mounted mains shower system over.



BEDROOM TWO

12 x 11'9 (3.66m x 3.58m)

With front aspect uPVC double glazed sliding Sash windows with window shutters, ceiling light, radiator, door to the en-suite shower room.



BEDROOM THREE

12'4 x 11'1 (3.76m x 3.38m)

With front aspect uPVC double glazed sliding Sash windows with window shutters, ceiling light, radiator, built in wardrobes / cupboards.



FAMILY BATHROOM

10'9 x 7'5 (3.28m x 2.26m)

A mostly tiled room with rear aspect obscure uPVC double glazed windows, ceiling spotlights, extractor fan, tiled flooring, chrome heated towel rail, low level WC with a hidden cistern, wall hung wash hand basin with a chrome mixer tap, recessed vanity shelving, a very large walk in, glazed and tiled, wet room style shower enclosure with a hand held and over-head mains shower system, large double-ended bath with a hand held shower attachment and mixer tap over.



BEDROOM FOUR

10'3 (max) x 9'5 (max) (3.12m (max) x 2.87m (max))

With front aspect uPVC double glazed sliding Sash windows with window shutters



OUTSIDE

Outside to the front of the property there is a vehicular five bar gated access and a pedestrian five bar gated access. The driveway provides off street parking for at least 4 cars with a decent garden to the side, laid to lawn, and a gated access to the rear garden.

The rear garden has been laid for low maintenance with a composite deck, an astro-turf area and a patio / paved area where there is currently a Hot-Tub in situ (available through separate negotiation).



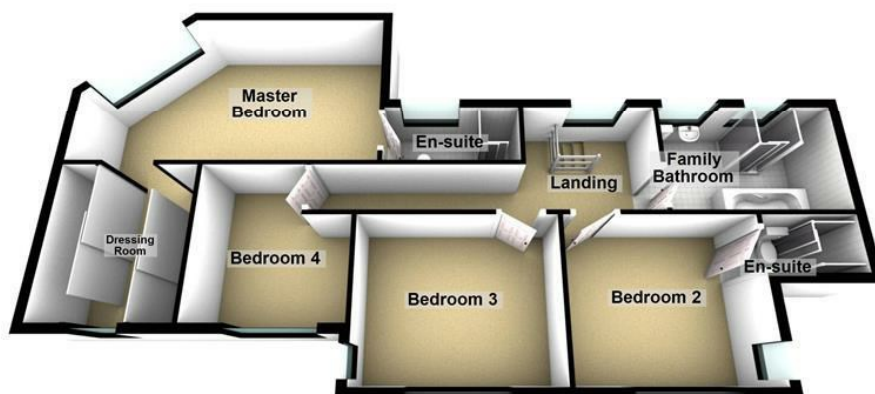


PLOT AND LOCATION

Ground Floor



First Floor



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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	