



ENGLISH HOMES

Rosewood House & Hectors Barn,
Burrowbridge, Somerset, TA7 0RY

A substantial detached house ideal for those who are keen car enthusiasts with 2 garages/workshop or those who are looking for a property with an annexe whether it is to house family members or if you were looking for an income. There are country and river side views from the rear of the property with further views over The Levels and Burrow Mump. Internal viewing is a must to appreciate both the size of accommodation this property has to offer and the wonderful rural location.

Guide Price £725,000



Accommodation:

Opaque double glazed door provides access.

Hallway:

Dado rail, radiator, loft hatch access, double doors to cloak cupboard, doors to:

Study: 11' 9" x 7' 4" (3.57m x 2.23m)

Front and side aspect uPVC double glazed windows, radiator, telephone point.

Kitchen/Breakfast Room: 19' 2" x 12' 3" (5.83m x 3.73m)

Front and side aspect uPVC double glazed window, rear aspect full length uPVC double glazed window, uPVC double glazed French doors into garden, 1 1/2 bowl stainless steel sink and drainer, a range of low level and wall mounted kitchen units with work surfaces, integrated dish washer, space for range cooker with stainless steel hood over, space for American style fridge/freezer, Breakfast bar, marble effect work surfaces, tiled flooring, inset spot lights, radiator.

Dining Hall: 17' 6" x 9' 8" (5.34m x 2.94m)

Side aspect uPVC double glazed window, radiator, boiler cupboard with oil fired boiler, wood burner

with brick surround, mantel, tiled flooring, radiator, beams to ceiling, doors to:

Living Room: 27' 0" x 11' 7" (8.23m x 3.52m)

Side aspect uPVC double glazed windows, radiator, cast iron fireplace with ornate tiled hearth and slate mantel, television point, beams to ceiling, radiators, wall mounted lights, uPVC double glazed door to side:

Hobby Room: 12' 9" x 9' 9" (3.89m x 2.97m)

Rear aspect uPVC double glazed window, radiator, low level kitchen unit, roll top work surfaces, tiled flooring, inset spot lights, understairs storage cupboard, doors to:

Cloakroom:

Rear aspect opaque uPVC double glazed window, low level toilet, pedestal wash hand basin, tiled splash backs, tiled flooring, heated towel rail.

Utility Room: 12' 3" x 5' 9" (3.73m x 1.76m)

Side aspect uPVC double glazed window, tiled window sill, stainless steel sink and drainer with mixer taps, a range of low level and wall mounted kitchen units, roll top work surfaces, loft hatch

access, strip light, space and plumbing for washing machine, space for tumble dryer.

Side Hall:

Stained glass door to front, radiator, stairs to first floor landing.

Landing:

Dual aspect double glazed windows to the front and rear with views to the River Parrott and countryside beyond, radiator, loft hatch access, doors off to:

Bedroom 1: 17' 8" x 14' 6" (5.39m x 4.41m)

Maximum measurements. Dual aspect double glazed windows to the front and rear with river and countryside views, built in double wardrobe with shelving above, radiators, door to:

En-Suite:

Front aspect double glazed window, shower cubicle, pedestal wash hand basin, low level toilet, radiator, tiled to 1/2 height.

Bedroom 2: 14' 6" x 12' 6" (4.43m x 3.80m)

Minimum measurements. 2 side aspect uPVC double glazed windows, radiators, built in double wardrobe with shelving above, door to:

En-Suite:

Front aspect uPVC double glazed window, low level toilet, Vanity wash hand basin, shower cubicle, tiled flooring, radiator, extractor fan.

Bedroom 3: 12' 6" x 10' 9" (3.80m x 3.28m)

Side aspect uPVC double glazed window, radiator, built in double wardrobe with shelving above, loft hatch access.

Bedroom 4: 13' 0" x 10' 4" (3.97m x 3.16m)

Rear aspect uPVC double glazed window with views over the river and countryside beyond, mirror fronted fitted wardrobe, radiator.

Bathroom:

Side aspect uPVC double glazed window, corner bath with mixer taps and shower attachment, Vanity wash hand basin, shower cubicle, radiator, built in cupboard, low level dual flush toilet, inset spot lights, extractor fan.

Annexe Hallway:

Laminate flooring, electric night storage heater, stairs rising to first floor landing, doors off to:



Annexe Utility: 7' 11" x 5' 3" (2.41m x 1.61m)

Stainless steel sink and drainer with mixer taps, low level and wall mounted kitchen units, roll top work surfaces, space and plumbing for washing machine and tumble dryer, tiled splash backs, under stairs recess.

Annexe Snug: 12' 0" x 9' 6" (3.67m x 2.90m)

Max measurements. Side aspect uPVC double glazed window, electric panel heater, built in cupboard with electric water heater, laminate flooring, door through to:

Annexe Inner Hall/Study: 6' 6" x 4' 0" (1.98m x 1.21m)

Side aspect uPVC double glazed window, low level work surface, laminate flooring, door off to:

Annexe Shower Room:

Side aspect opaque uPVC double glazed window, shower cubicle, low level dual flush toilet, Vanity wash hand basin, heated towel rail, electric fan heater, tiled splash backs.

Annexe Bedroom: 15' 2" x 11' 10" (4.63m x 3.61m)

Dual aspect uPVC double glazed windows to the rear and side, laminate flooring, electric panel heater, mirror fronted fitted wardrobe.

Annexe Landing:

Electric night storage heater, spot lights, airing cupboard with factory lagged hot water tank and slatted shelving, doors to:

Annexe Bedroom: 12' 8" x 9' 9" (3.86m x 2.98m)

Max measurements. Front aspect uPVC double glazed window, built in double wardrobe with shelving above.

Annexe Shower Room:

Velux window, shower cubicle, Vanity wash hand basin with mixer taps, low level dual flush toilet with concealed cistern, heated towel rail, electric fan heater.

Annexe Living Room/Kitchen: 22' 2" x 12' 8" (6.76m x 3.85m)

Living Area:

uPVC double glazed Bi-fold doors to the balcony which gives views over the river and countryside beyond, electric night storage heater, loft hatch access.

Kitchen:

Stainless steel sink and drainer with mixer taps, a range of low level and wall mounted kitchen unit with roll top work surfaces, space for electric cooker, stainless steel hood over, space for upright fridge/freezer, space and plumbing for dish washer, inset spot lights, Velux window.

Outside:

Double Garage: 17' 9" x 16' 10" (5.41m x 5.12m)

2 metal up and over doors, 2 rear aspect opaque windows, power and lighting.

Garage/Workshop: 40' 3" x 17' 11" (12.28m x 5.46m)

Max measurements. Roller ball door, side aspect uPVC double glazed window, power, lighting, side

aspect opaque window, folding steps to a storage area above.

Front & Parking:

There is a 5 bar gate which leads to a block and paved driveway providing off road parking for numerous vehicles. There is a wooden trellis leading to covered entrance porch with a lawned garden with flower bed borders.

Side Garden:

There is a paved patio area with a lawned garden. A stepping stone path leads to a decking area with a brick built storage shed. There is a further raised decking with a summer house which has power and lighting. The garden is enclosed by a brick wall.

Services:

Mains water and electricity with private shared drainage. Oil fired central heating to the main property and electric heaters to the annexe.

Agents Note: For further photos & details please refer to www.english-homes.co.uk

GROUND FLOOR
2519 sq.ft. (234.0 sq.m.) approx.



1ST FLOOR
1455 sq.ft. (135.1 sq.m.) approx.



TOTAL FLOOR AREA : 3973 sq.ft. (369.1 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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

EU Directive 2002/91/EC





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9 Parrett Close, Langport, Somerset, TA10 9PG
01458 252530
Email: sales@english-homes.co.uk
www.english-homes.co.uk