



ENGLISH HOMES

Matthews Farmhouse, North Lane,
Othery, Somerset, TA7 0QG

There are too many superlatives to say about this delightful and bespoke 5 bedroom detached house located in a tucked away position in the heart of Othery. On entering the property, there is a sense of style with an individually designed electric gate providing access to the driveway with 3 car ports and garage. On entering the property you are met with a modern designed tiled flooring, which opens onto the most amazing open plan living & kitchen area. This area is beautifully designed bringing modern day living together with a nod to the past with an attractive fireplace with wood burner. There is a further reception area, utility room and cloakroom, all heated with under floor heating. This spacious 5 bedroom detached family home, has en-suite to the master bedroom and family bathroom which houses a bath with separate shower. The property stands central in the plot with a well landscaped garden with a variety of patio areas, ideal to take in the sunny aspect and enjoy a drink or relax with a book.

Guide Price £760,000



ACCOMMODATION:

An attractive wooden porch with a pitch tiled roof provides access to:

Hallway:

On entering the property you are welcomed by a hallway with ornate tiles, stairs rising to the first floor landing with understairs storage cupboards, with doors leading off to:

Reception Room: 14' 0" x 12' 9" (4.27m x 3.89m)

This room is versatile in its use whether it be a separate living room, family room or large study. There are dual aspect uPVC double glazed windows making it a bright and airy room, with a further opaque uPVC double glazed window. There is laminate flooring and inset spot lights.

Open Plan Kitchen/Dining Room/Living Room 34' 11" x 23' 3" (10.64m x 7.09m)

This room really does have the wow factor! The accommodation is spacious, with lots of light flooding in from the Velux windows and the 2 rear and side aspect uPVC double glazed windows. The owner of the property has a living area which

shows off the wood burner and its slate hearth and ornate brick surround with the wooden mantel. This is complimented by the attractive flooring. The uPVC French doors draws you to the well landscaped garden. The bespoke kitchen comprises 1 1/2 bowl sink and drainer with mixer taps, a range of low level and wall mounted kitchen units with roll top work surfaces, together with a larder style cupboard, integrated dish washer & fridge/freezer. Central to the kitchen is an island with storage space and breakfast bar. There are inset spot lights and a door leading to:

Utility Room: 14' 1" x 13' 4" (4.28m x 4.07m)

Irregular in shape, minimum measurements. There are 2 front aspect uPVC double glazed windows with a courtesy door to the side. The units are of low level with a stainless steel sink and drainer with mixer taps, a heated towel rail and tiled flooring. There are 2 further storage cupboards with boiler cupboard.

Cloakroom:

There is a side aspect opaque window, a high level toilet, with a period designed Vanity sink with

storage cupboard. The cloakroom is finished off with a tiled flooring and inset spot lights.

First Floor Landing:

There is a front aspect uPVC double glazed window, radiator and doors lead off to:

Bedroom 1: 14' 8" x 12' 1" (4.46m x 3.68m)

With 2 rear aspect uPVC double glazed windows over looking the garden, radiator, a built in double wardrobe and a triple wardrobe with partial mirror frontage and inset spot lights.

En-Suite:

With dual aspect uPVC double glazed windows to the front and rear. This attractive en-suite comprises a double shower cubicle with waterfall shower head, Vanity wash hand basin with mixer taps, low level dual flush toilet, heated towel rail, tiled flooring, inset spot lights and extractor fan.

Bedroom 2: 12' 5" x 12' 1" (3.78m x 3.68m)

With a rear aspect uPVC double glazed window enjoying the views over the garden, built in triple wardrobe, radiator.

Bedroom 3: 13' 6" x 9' 9" (4.11m x 2.97m)

With front aspect uPVC double glazed window, built in triple wardrobe and radiator.

Bedroom 4: 13' 6" x 9' 9" (4.11m x 2.97m)

With a front aspect uPVC double glazed window, built in triple wardrobe, radiator.

Bedroom 5: 13' 6" x 7' 5" (4.12m x 2.25m)

Side aspect uPVC double glazed window, radiator, inset spot lights.

Bathroom:

The bathroom is fitted with a modern bathroom suite which comprises a bath with side panel and mixer taps, a separate shower cubicle with waterfall shower head, Vanity wash hand basin with mixer taps, a low level dual flush toilet and heated towel rail. The bathroom is complemented with a decorative tiled floor, inset spotlights, extractor fan and has a side aspect opaque uPVC double glazed window.



Outside:

Front:

On driving to the property this executive style property is accessed by a bespoke designed electric gate with security entrance system. There is a large block and paved driveway providing off road parking for numerous vehicles and giving access to the numerous car ports and garaging. The front is further enhanced with the gravelled borders and hedgerow surround.

Car Port 1: 17' 4" x 10' 6" (5.29m x 3.21m)

This is a timber constructed car port with hard standing.

Double Car Port 2: 19' 11" x 18' 9" (6.06m x 5.72m)

The double open car port is brick built under a pitch tiled roof providing storage above.

Garage: 18' 9" x 10' 2" (5.72m x 3.09m)

Brick built under a pitch tiled roof with an electric roller ball door, power and lighting with a courtesy door to the side.

Rear:

This private and secluded garden has a pleasant outlook to the church. As you exit the property there is a paved patio area ideal to relax and have a drink or to enjoy a BBQ. The garden is laid mainly to lawn with a sunken trampoline and a timber built treehouse in the mature trees situated at the end of the garden, making it ideal for any family. There is a further side patio area which currently houses a hot tub (available under separate negotiation) ideal for lounging in the sunny garden. There are 2 timber built storage sheds with clay tiled roof. There is a further area to the rear which currently houses the owners chickens. The garden is enclosed by rendered wall, leylandii and laurel hedges.

Directions:

What3words: ///dates.universal.standard



Council Tax: F

EPC Band: B

Services:

The property is connected to mains electricity, drainage and water, with oil fired central heating.

Amenities:

The popular village of Othery has a range of facilities including a primary school and parish church. Langport lies about 5 miles to the south, Bridgwater 7 miles, the County town of Taunton c. 10 miles all offering a good range of facilities fulfilling most day to day needs and Street 8 miles with the popular Millfield School and Clarks Shopping Village. The M5 motorway is about 20 minutes away with access to Bristol, Bath and Exeter all about an hours drive. Mainline railway stations can be found at Taunton (Paddington) and Yeovil (Waterloo and Paddington) and Castle Cary (Paddington). Bristol airport is less than an hour's drive away.

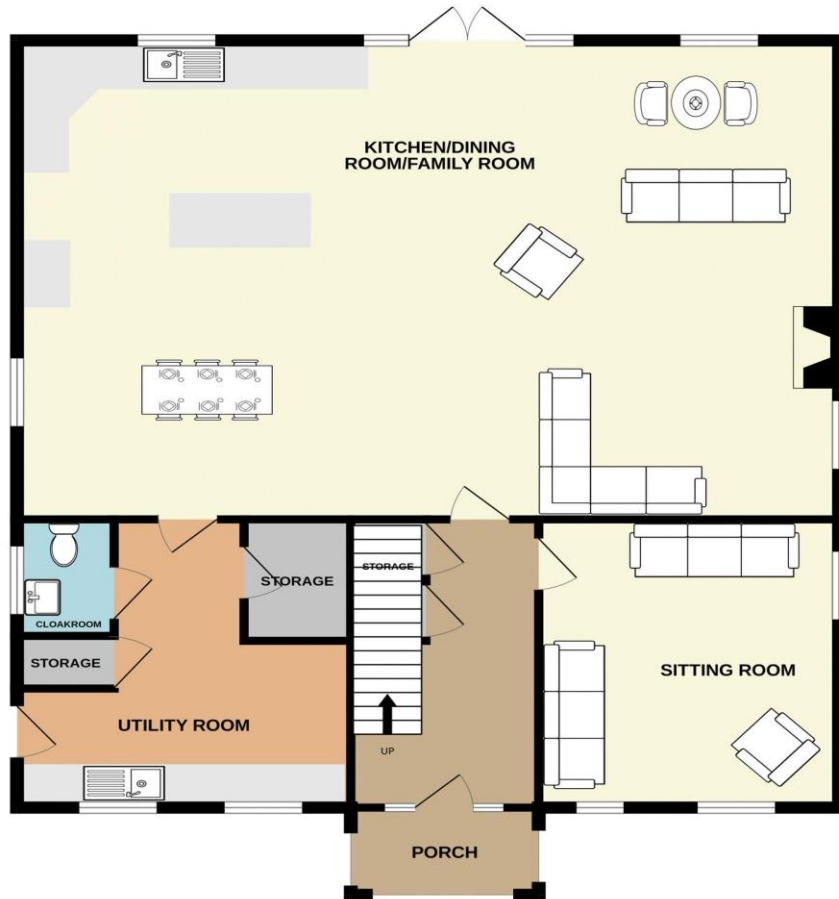
VIEWINGS BY APPOINTMENT:

Langport Office 01458 252530

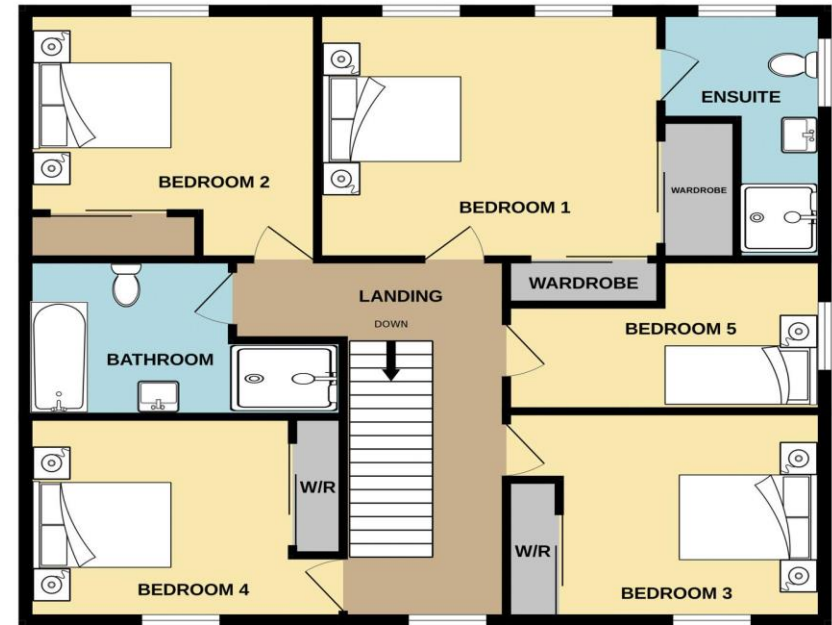
sales@english-homes.co.uk Disclaimers:

Information is given in good faith, but may not be accurate. Compass points and measurements are for guidance only, especially L shaped rooms, attic rooms and land. Fixtures & fittings are not tested so may not work. We do our best to help, so please ask if any point needs clarification. Do please use aerial maps/images provided through our website to check out the location before travelling any great distance. We do not carry out hazardous substances surveys before marketing properties, so have no idea whether or not asbestos etc may be present so viewings are at your own risk. Errors & omissions excepted. Broadband Speed: If you search Google for 'broadband speed postcode' you will find many sites which will guess the broadband speed of any postcode in UK. You will be quoted several different speeds which is why we do not make such claims.

GROUND FLOOR



1ST FLOOR

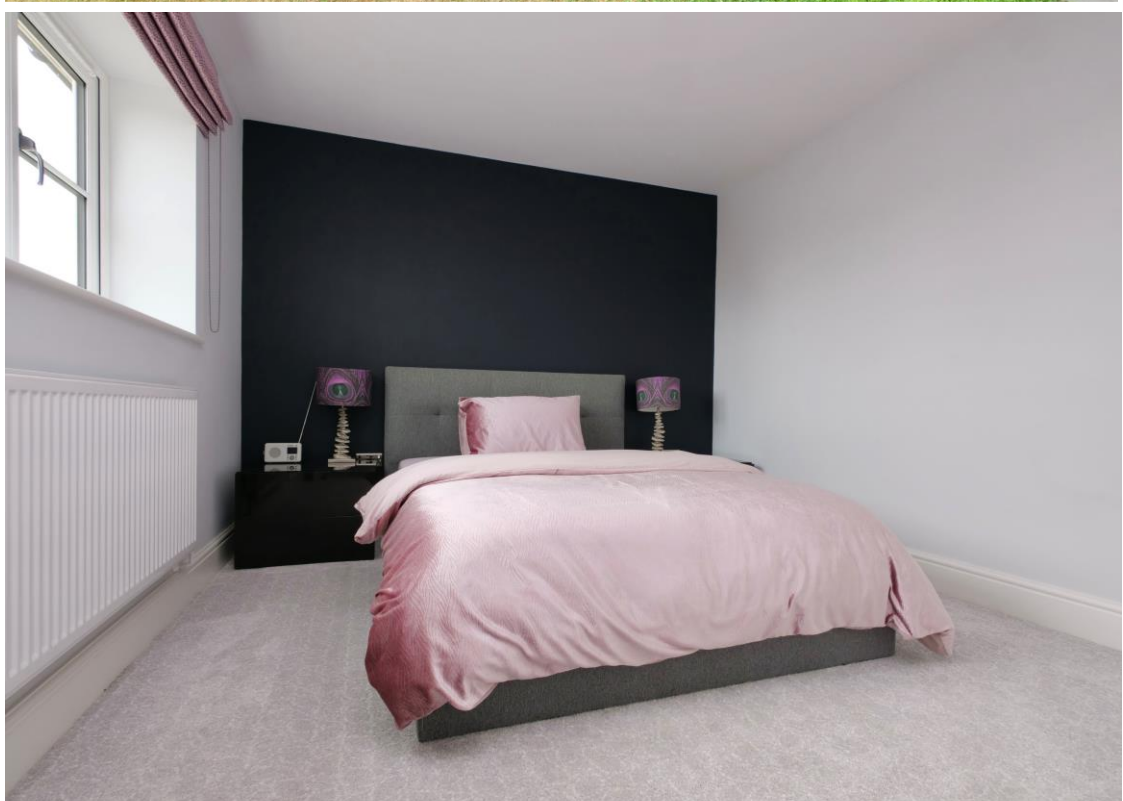


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2024

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.

www.english-homes.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	86	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			





ENGLISH HOMES

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