

LODESTONE



Hillcrest, Wanstrow





Hillcrest, Wanstrow

BA4 4TF

Guide Price: £690,000

3 
Bedrooms

2 
Bathrooms

2 
Receptions

PROPERTY FEATURES

- Beautifully presented 3 bedroom detached split level home with outstanding views
- Peaceful village location close to open countryside
- Show stopping main reception with balcony/chilling area enjoying amazing outlook
- Lovely conservatory, fitted kitchen, quality bathroom and ensuite
- Large gardens with patios and pergola to relax or ideal for the keen gardener
- Excellent decorative order throughout





Hillcrest is a beautifully presented detached split-level dwelling that has been considerably improved to a high standard by the current vendors, set in large gardens, enjoying a semi-rural setting and in a quiet position on the edge of the village.

In brief, the accommodation comprises of an entrance porch and hall with courtesy door to double garage and a few steps leading to the ground floor where the sleeping quarters are found and consist of three spacious double bedrooms, well-appointed ensuite and main bathroom.

Stairs rise to the split level first floor to the wonderful double aspect, light and airy sitting room/dining room with a stunning balcony ideal for breakfast/lunch or evening drinks – from this area one has an amazing view to enjoy.







Also, to this floor is a beautifully appointed kitchen with range style cooker (bottled gas and electric) and built in fridge and dishwasher, to the rear of the property is a super conservatory enjoying a southerly aspect adjoining the pretty sun terraces.

Outside

Externally, to the front of the property is a long driveway with sweeping lawns and trees leading to double integral garage with plumbing for a washing machine. The outside space and gardens deserve a special mention with terraces to the rear ideal for entertaining with pergola arch leading to large expanses of lawn that lead to either side, vegetable garden area tucked away and a further super raised pergola seating space at the top of the garden enjoying the rural feel.



Directions

Postcode: BA4 4TF

What Three Words: Decoder.unlocking.selling

Viewing by appointment only.



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MATERIAL INFORMATION

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

PART A

Local Authority: Somerset Council

Council Tax Band: E

Guide Price: £690,000

Tenure: Freehold

PART B

Property Type: Detached

Property Construction: Standard

Number and Types of Rooms: See Details and Plan, all measurements being maximum dimensions provided between internal walls

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Oil

Broadband: Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Mobile Signal/Coverage: Please refer to Ofcom website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Parking: Multiple

PART C

Building Safety: The vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.

Restrictions: N/A

Rights and Easements: Shared driveway with neighbour

Flood Risk: Very low

Coastal Erosion Risk: N/A

Planning Permission: N/A

Accessibility/Adaptations: N/A

Coalfield Or Mining Area: N/A

Energy Performance Certificate:

No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for any changes post compilation or any accidental errors or omissions.

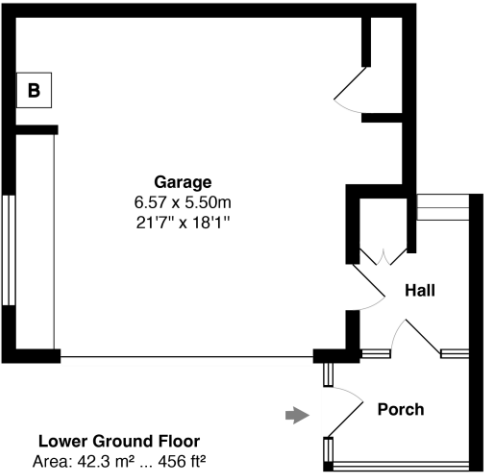
Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.



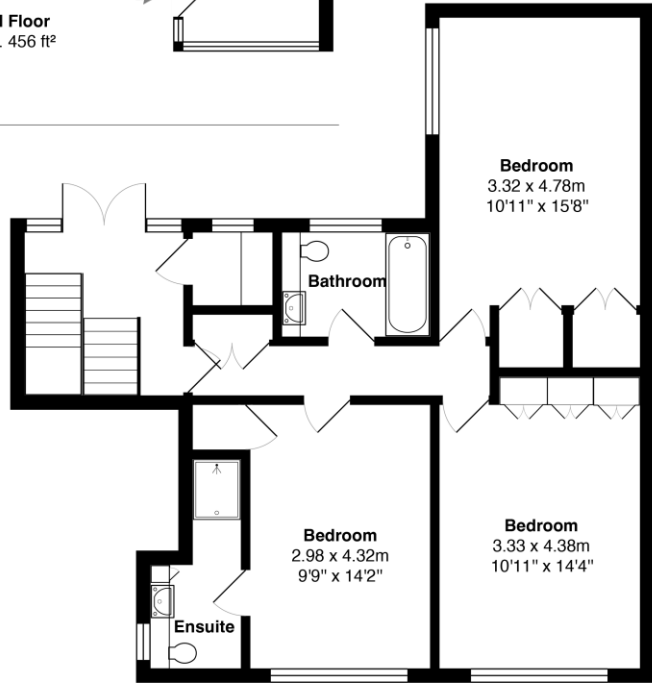
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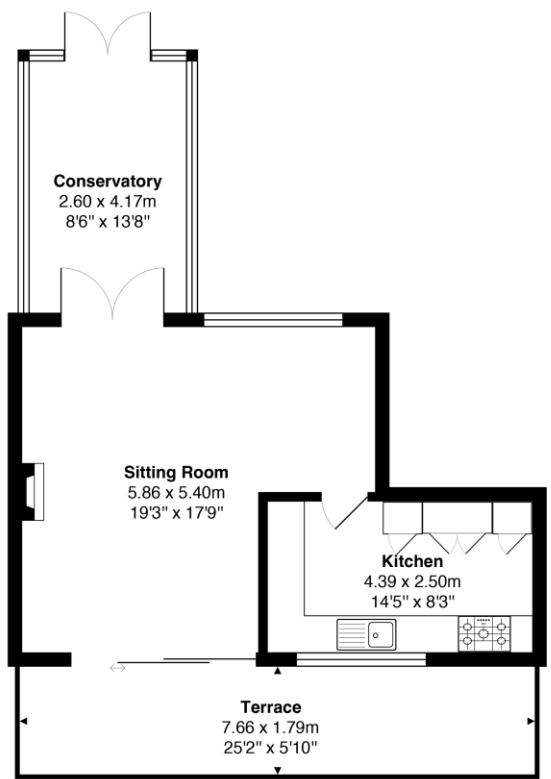
Approximate gross internal floor area of main building - 166.4 m² / 1,791 ft²



Lower Ground Floor
Area: 42.3 m² ... 456 ft²



Ground Floor
Area: 74.4 m² ... 801 ft²



First Floor
Area: 49.7 m² ... 534 ft²

Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.

Bruton & Shaftesbury

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