



**Towers
Wills**

Town & Country

The Pump House, Durnfield, Tintinhull, Somerset, BA22 8PH

£625,000

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Towers Wills welcome to the market this fine substantial family home. Offering five reception rooms, five bedrooms, two en-suites, kitchen, utility, cloak W.C, extensive parking and garaging. Set in grounds of 0.87 acre surrounded by beautiful countryside.

- *c. 3000 Sq ft
- *Five double bedrooms
- *Five reception rooms
- *Two en-suites
- *0.87 acre plot
- *Extensive parking & garaging
- *Character home
- *Beautifully presented throughout
- *Far reaching countryside views



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Accommodation:

Storm porch:

Hallway:

Door to the front, original tiled floor. radiator. timber door with stained glass leading to inner hallway. Living room: A spacious dual aspect room with windows to front and rear, open fireplace, radiator. Feature port hole window to the inner hallway.

Snug:

A cosy room set around a beautiful Victorian open fireplace, window to the front, exposed floor boards, radiator.

Study:

A spacious room with double patio doors opening to the rear garden, radiator, exposed floor boards, timber door with stained glass to the rear lobby.

Drawing room:

Windows to both the front and rear, fireplace recess, radiator, stairs to mezzanine area, useful for additional storage.



Dining room:

Open plan to the kitchen, the perfect area for entertaining with family and friends. Two windows to the front, two radiators

Kitchen / Breakfast room:

A beautifully presented fitted kitchen comprising of a range of wall, base and drawer units, work surfacing with inset one and a half bowl stainless steel sink / drainer, integrated double electric oven, warming drawer, electric hob with cooker hood over, integrated fridge, pull out larder, under cupboard lighting, tiling to splash back, tiled floor, under cupboard lighting, windows to the side and rear with views to the garden and countryside beyond.

Utility room:

Comprising of wall and base units, work surfacing with Belfast sink, plumbing for washing machine, space for tumble dryer, space for freezer, tiled floor, door to rear lobby.

Rear lobby:

Door to the rear, storage cupboard. Galleried landing: Window to the rear, radiator, airing cupboard.



Master bedroom:

With vaulted ceiling, Juliette balcony enjoying views to the garden and countryside beyond. Velux skylight, fitted wardrobes, radiator, exposed floor boards.

En-suite:

Comprising shower cubicle, wash hand basin, W.C, window to the rear, part tiled, heated towel rail, velux skylight.

Bedroom two:

Two windows to the front, exposed floor boards, built in wardrobes, radiator.

En-suite:

Comprising shower cubicle, wash hand basin, W.C, window to the side, part tiled, heated towel rail.

Bedroom three:

Two windows to the rear, radiator, exposed floor boards.

Bedroom four:

Two windows to the front, radiator. exposed floor boards.

Bedroom five:

Window to the front, feature fireplace, radiator.



Bathroom:

A luxurious modern white suite comprising of bath, separate shower cubicle, wash hand basin with vanity drawer, W.C, heated towel rail, storage recesses, extractor fan, window to the side.

Outside:

Occupying circa 0.87 acres which is majority laid to lawn with mature trees. An extensive and private terrace and has far reaching views over the surrounding countryside. To the side is a large driveway for many vehicles as well as a detached double garage. Away from the house is a good sized stone outbuilding as well as an open fronted store and games room. There is a large area of productive flower beds enclosed by rabbit-proof fencing, as well as areas planted with fruit trees and flowering shrubs. There is also a greenhouse, poly tunnel and irrigation system.

Stone-built barn:

With pantile roof, water and electricity.

Viewing strictly by appointment with the selling agent Towers Wills 01935 577032.





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