



**Lyndwood**

West Monkton, Taunton, Somerset, TA2 8QZ

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ESTATE AGENTS



A south facing detached chalet bungalow, offering huge potential for enlargement or re-development, standing in wonderful mature and well stocked gardens extending to about 0.8 acres, enjoying a glorious location on the edge of this sought after village in the Quantock foothills.



#### Key features

- Entrance porch
- Large dining hall
- Sitting room and garden room with door to garden
- Kitchen, rear hallway and store room
- Large double aspect principal bedroom with adjacent shower room
- 2 further ground floor bedrooms and family bathroom
- First floor sitting room/bedroom 4
- Stunning well stocked gardens of 0.8 acre offering development potential, subject to the usual consents and permissions

#### Services

Mains water and electricity. Oil-fired central heating.

Private drainage.

#### EPC rating

Band E (51)

#### Council Tax

Band F







### The property

This individual detached chalet bungalow is believed to date from the 1950's and has been designed to take full advantage of the wonderful setting. It offers huge potential for re-development and enlargement, subject to the usual consents. The property enjoys a glorious southerly aspect with all the main rooms enjoying views over the stunning gardens. The gardens extend to about 0.8 acres and are stocked with an abundance of mature shrubs and trees. The garden includes numerous magnolias, camellias and azaleas and numerous specimen trees including tulip, ginkgo and Judas.

### The accommodation

The property is approached via an entrance porch which opens into a large dining hall, with stairs to the first floor. The sitting room has been extended to provide a garden room with fitted sitting and glorious views over the garden. The kitchen leads through to the rear hallway with built in store room and providing access to the principal bedroom which enjoys a wonderful double aspect. There is an adjacent shower







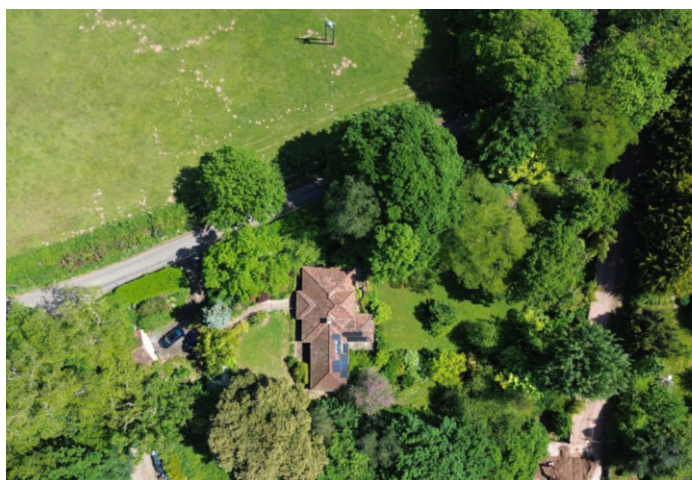
room. There are 2 further ground floor bedrooms and a family bathroom. On the first floor is a large sitting room/bedroom 4, again with wonderful southerly views over the garden.

### Outside

The gardens extend to about 0.8 of an acre and are stocked with an abundance of mature shrubs and trees. They are gently sloping and enjoy a wonderful southerly aspect. A large driveway provides ample parking and gives access to the detached garage. The garden offers potential for sub-division to incorporate a building plot, subject to the usual consents and regulations.

### Situation

The property occupies a stunning setting on the edge of this sought after village, nestling in the lower slopes of the Quantock hills, which are designated a National Landscape (former AONB). The village provides an active community with fine parish Church, Italian restaurant/pub and nearby at Monkton Heathfield can be found a village hall, convenience store, the Merry Monk pub and Silvers Pantry breakfast restaurant.









## West Monkton, Taunton, TA2

Approximate Area = 1880 sq ft / 174.6 sq m

Garage = 486 sq ft / 45.1 sq m

Total = 2366 sq ft / 219.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for James Gray. REF: 1294898

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