

# Coast & Country

PROPERTIES BY

Wilkie May & Tuckwood



## DOWNSTREAM

Bilbrook, Somerset, TA24 6HE



## DOWNSTREAM

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A delightful and well-maintained, two-bedroom detached bungalow situated within the popular coastal hamlet of Bilbrook.

The property is set within approximately 3 acres comprising areas of mature private landscaped gardens, pond, kitchen gardens and 2.5-acre paddock. The property also benefits from off road parking and versatile outbuildings all set up for a small holding or those with equestrian interests.

# ACCOMMODATION



**T**he accommodation, which is offered in excellent order throughout, comprises in brief:

Through the front door to an entrance hall leading to:

**Sitting Room** - a cozy room with gas, coal effect feature fireplace and a large window to the front overlooking the garden.

**Kitchen** – A traditional style kitchen with two windows to the rear to make the most of the view towards the paddock and countryside. Benefits include integrated fridge and freezer, pantry, space for oven, electric hob and extractor. Access to loft space and door leading to,



**Conservatory** – A wonderful addition to the property with windows to three sides and French doors to the front aspect taking in the views of the wonderfully landscaped gardens. There is also a useful utility cupboard with plumbing for washing machine.

**Bedroom One** – Dual aspect double bedroom with windows to the front and side aspects offering views over the garden and built in wardrobes.

**Bedroom Two** – Double bedroom with window to the rear aspect overlooking the surrounding countryside, with plenty of built in storage, including wardrobe, cupboard and shelves.

**Bathroom** – A modern three-piece suite with shower over bath, vanity unit with sink and WC. Window to side aspect.



## OUTSIDE

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Located within an idyllic setting with outstanding and beautifully tended gardens as well as a lovely level paddock. To the rear of the bungalow is a large south facing patio with glorious views over the gardens and surrounding countryside. There are various well-tended flower and shrub borders as well as pond and front patio made from the stone of the original cottage. There are also a variety of fruit and vegetable plots throughout the garden as well as a greenhouse and large polytunnel, perfect for those looking to live the good life! There is a large modern garage and off-road parking as well as further garaging and outbuildings to the opposite side of the garden, suitable for a variety of uses subject to planning. The paddock lies directly to the rear of the garden, is well fenced and level.



# ACCOMMODATION

Sitting Room	13'0 (3.95m) x 12'3" (3.73m)
Kitchen/ Dining Room	115'7" (4.75m) x 8'9" (2.66m)
Conservatory	12'2" (3.72m) x 11'6" (3.50m)
Bathroom	6'9" (2.05m) x 4'10" (1.48m)
Bedroom One	10'7" (3.23m) x 10'2" (3.10m)
Bedroom Two	13'4" (4.06m) x 8'9" (2.66m)
Garage 1	20'4" (6.20m) x 13'6" (4.12m)
Garage 2	16'3" (4.96m) x 9'8" (2.94m)
Store	9'8" (2.94m) x 8'11" (2.71m)
Shed	7'8" (2.33m) x 5'10" (1.77m)
Workshop	16'0 (4.87m) x 7'8" (2.33m)

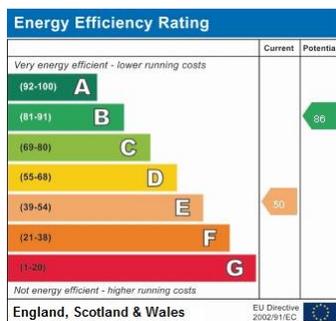
(All measurements are approximate)

## GENERAL REMARKS AND STIPULATIONS

**Tenure:** The property is offered for sale freehold by private treaty with vacant possession on completion.

**Services:** Mains water, electricity and drainage are connected. Electric Storage Heaters.

**Council Tax Band:** E



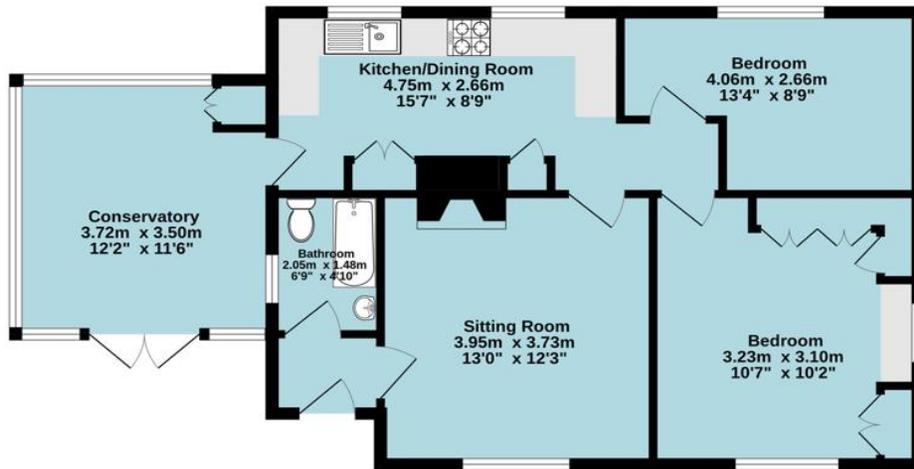
**SITUATION:** Bilbrook is a small hamlet located within the Parish of Old Cleeve. The hamlet is only 6 miles from Minehead with its schools, shops and other amenities together with its West Somerset Steam Railway station and only 19 miles from Taunton, the county town of Somerset, with its motorway and main railway line links.

## DIRECTIONS

What3Words: ///pods.haven.sharpen

# FLOORPLAN

Ground Floor  
69.1 sq.m. (744 sq.ft.) approx.



Outbuildings  
63.6 sq.m. (685 sq.ft.) approx.



**TOTAL FLOOR AREA : 132.7 sq.m. (1429 sq.ft.) 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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# DOWNSTREAM

Billbrook, Somerset, TA24 6HE

GUIDE PRICE: £575,000



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