

Coast & Country

PROPERTIES BY

Wilkie May & Tuckwood



DOWNSTREAM

Bilbrook, Somerset, TA24 6HE



DOWNSTREAM

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



The 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

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

(All measurements are approximate)

Sitting Room	13'0" (3.95m) x 12'3" (3.73m)
Kitchen/ Dining Room	11'5" (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)

GENERAL REMARKS AND STIPULATIONS

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

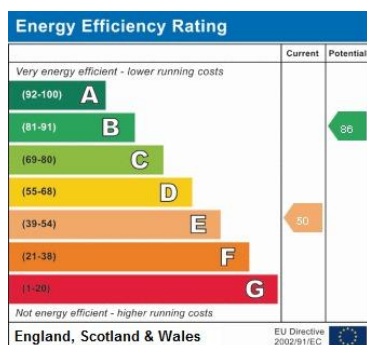
Services: Mains water, electricity and drainage are connected. Electric Storage Heaters.

Council Tax Band: E

Broadband and mobile coverage: We understand that there is mobile coverage. The maximum available broadband speeds are 72 Mbps download and 17 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Flood Risk: Surface Water: Very low risk **Rivers and the Sea:** Very low risk

Reservoirs: Unlikely **Groundwater:** Unlikely. We recommend you check the risks on <http://www.gov.uk/check-long-term-flood-risk> **Planning:** Local planning information is available on <http://www.somersetwestandtaunton.gov.uk/asp/>



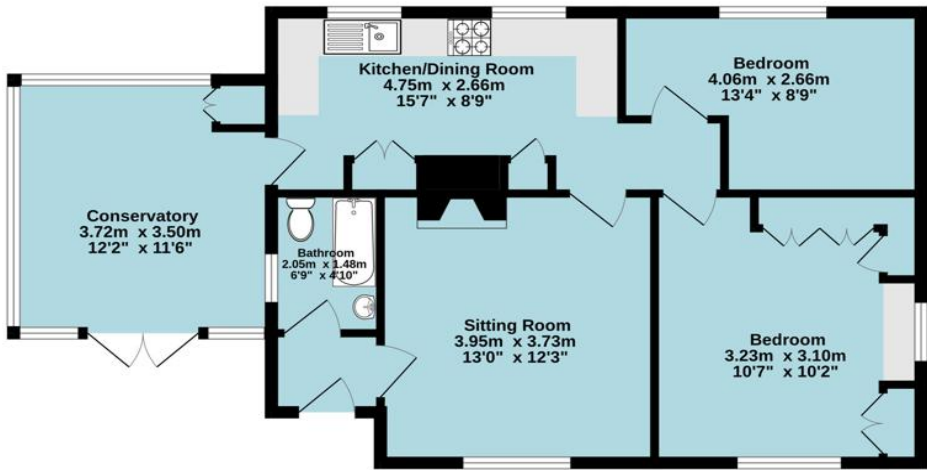
SITUATION: Bilbrook is a small hamlet located within the Parish of Old Cleeve. The hamlet is only 6 miles from Minehead with its schools, shops and other amenities together with its West Somerset Steam Railway station and only 19 miles from Taunton, the county town of Somerset, with its motorway and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

DIRECTIONS

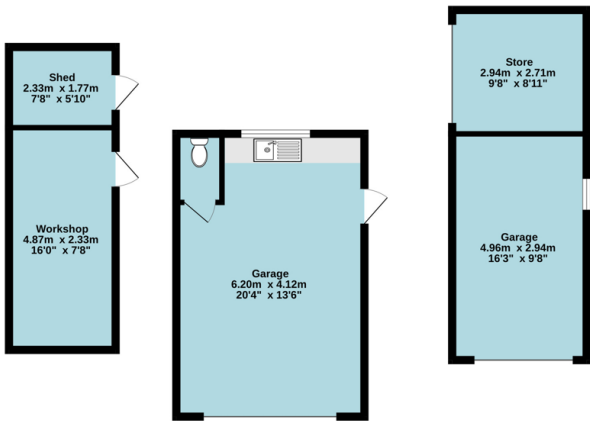
What3Words: ///pods.haven.sharpen

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.

Made with Metropix ©2024

DOWNSTREAM

Billbrook, Somerset, TA24 6HE

GUIDE PRICE: £560,000



IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared June 2024.

MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you. Code of Practice for Residential Estate Agents: Effective from 1 August 2011: '8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Coast & Country

PROPERTIES BY
Wilkie May & Tuckwood

Tel: 01643 704400

6 Wellington Square, Minehead, TA24 5NH