

# Coast & Country

PROPERTIES BY

Wilkie May & Tuckwood



Brackenhurst, Millands Lane,

Kilve, Bridgwater, Somerset, TA5 1ED

Guide Price £695,000





## 3 Millands Lane, Kilve

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An attractive detached 3 bedroom family home, situated on a large plot with ample room to extend, with views to the Quantock Hills, and generous off road parking.

The property comprises a detached 1950's house of traditional brick construction, with later single storey extensions under a tiled roof, situated on a large and well tended plot extending to approximately just over half an acre in all. The property is situated in the sought after village of Kilve, just a moments drive from the Quantock Hills and the West Somerset Coastline. The house will be found in excellent decorative order throughout and benefits from full uPVC double glazing, modern oil fired central heating and a multi fuel burner.



# ACCOMMODATION



**T**he accommodation comprises in brief: Obscure uPVC glazed door into Entrance Porch; with bench seating, obscure glazing door into **Entrance Hall**; with telephone point, under stairs storage cupboard. **Living Room**; with triple aspect and sliding patio doors to the rear garden, inset multifuel burner with Limestone hearth under, TV point. **Kitchen/Breakfast Room**; with aspect to rear,

floor, modern range of white high gloss cupboards and drawers under a rolled edge marble effect worktop with inset one and half bowl stainless steel sink and drainer, mixer tap over, tiled splashback, space and plumbing for a slimline dishwasher, space for electric induction range oven (included in the sale), extractor hood over, space for tall fridge freezer, room for breakfast table.



**Dining Room;** with aspect to front, with wood effect LVT flooring, door into **Study;** with a double aspect overlooking the driveway. **Downstairs WC;** with a tiled floor, low level WC, wash hand basin. **Utility Room;** with a tiled floor to match the Kitchen, Grant oil fired floor standing oil fired combi boiler for central heating and hot water, hatch to secondary roof space, space and plumbing for a washing machine, space for a tumble dryer over, built in storage cupboards, door to rear garden.

**Stairs to first floor;** Landing with hatch to roof space, linen cupboard, storage cupboard. **Principal Bedroom;** double aspect, range of fitted wardrobes. **Bedroom 2;** with an aspect to the front, fitted wardrobes, door into **Shower;** with shower cubicle, tiled surround, electric Mira sport shower over, wash hand basin. **Bedroom 3;** aspect to front, built in double wardrobe. **Family Bathroom;** white suite comprising a panelled bath, tiled surround, thermostatic mixer shower over, low level WC, pedestal wash basin, heated towel rail.





# OUTSIDE

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The property is approached through a five-bar gate onto a sweeping gravelled driveway leading to the front of the house where there is off road parking for several vehicles. Adjacent to the house is a single Garage with timber doors, power and lighting. The gardens are the main feature of the property, having been meticulously tended and planned over the term of my client's tenure, with the rear garden enjoying a West facing aspect, formal lawns, easy access sweeping pathways, and a productive vegetable patch with two greenhouses, soft fruit cages, and 2 sheds that will be included in the sale.

## SITUATION

The village of Kilve lies within the Quantock Area of Outstanding Natural Beauty, the first A.O.N.B. to be established, in 1957. The main part of the village, with a 17th century coaching inn, and a busy and well-stocked Post Office and stores lies along the A 39 almost exactly equidistant from Bridgwater to the East and Minehead to the West. This part of the village, formerly known as Putsham, also contains the village hall, and, just to the South, Kilve Court. The larger village of Williton is just 4 miles away and has a doctor's surgery, post office, pharmacy, dentist, fuel station, garage, and vets, bakery and butchers.

# ACCOMMODATION

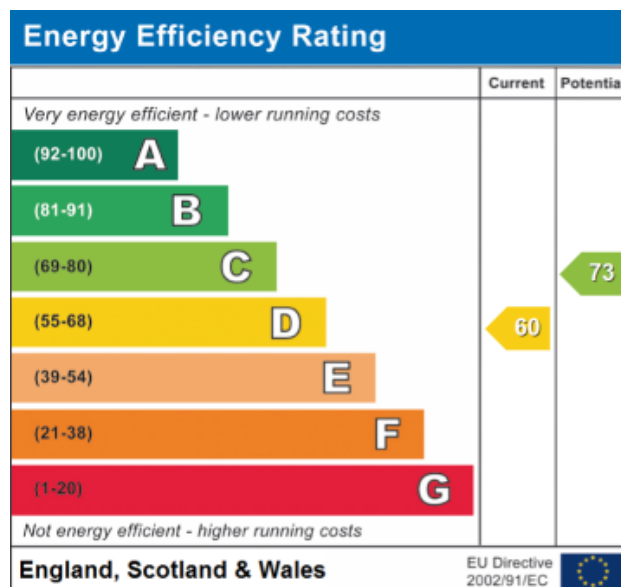
Hall	
Living Room	27'2" (8.28m) x 11'11" (3.64m)
Dining Room	11'11" (3.64m) x 10'5" (3.18m)
Study	8'2" (2.49m) x 6'11" (2.11m)
Kitchen/Breakfast Room	13'5" (4.08m) x 12'0" (3.65m)
Utility Room	11'11" (3.63m) x 6'3" (1.91m)
Downstairs WC	5'11" (1.81m) x 4'7" (1.40m)
Landing	
Bedroom	18'3" (5.56m) x 12" (3.66m)
Bedroom	11'11" (3.66m) x 10'3" (2.87m)
Bedroom	11'7" (3.53m) x 6' 10" (2.08m)
Bathroom	11'11" (3.62m) x 6'0" (1.84m)
Garage	17'1" (5.20m) x 8'6" (2.60m)

(All measurements are approximate)

## GENERAL REMARKS AND STIPULATIONS

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

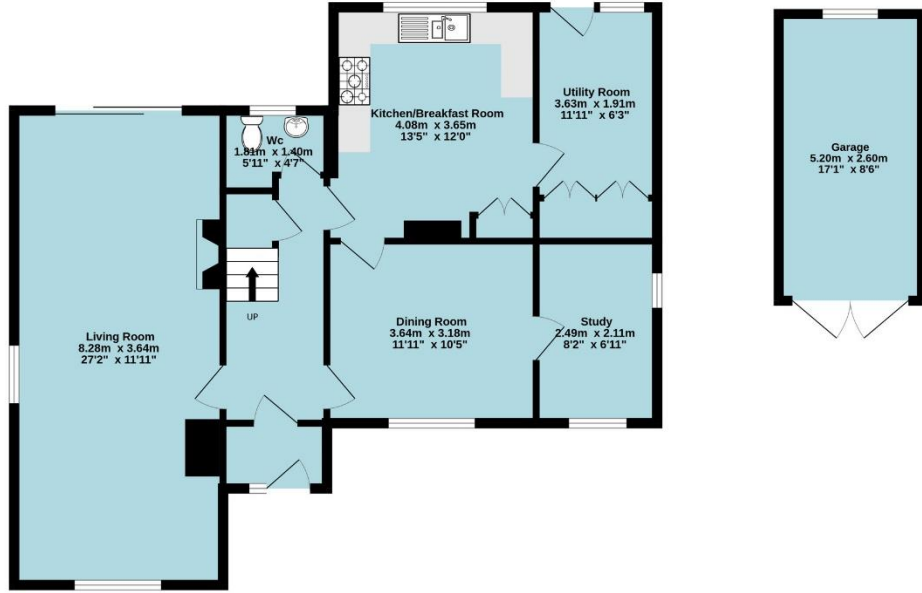
**Services:** Mains water, electricity and drainage are connected. Oil fired central heating.



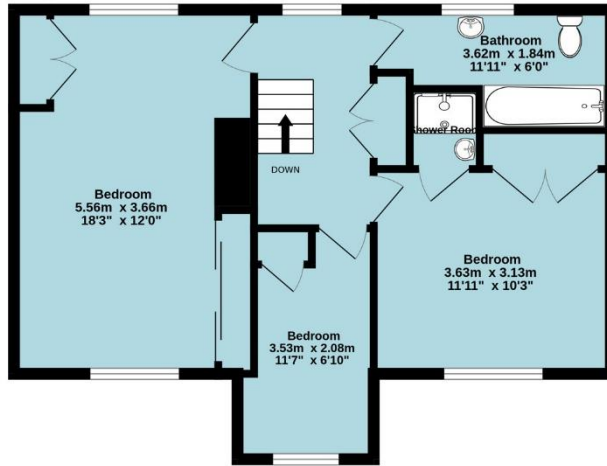
# FLOORPLAN

Ground Floor  
82.1 sq.m. (893 sq.ft.) approx.

Garage  
13.5 sq.m. (145 sq.ft.) approx.



1st Floor  
52.6 sq.m. (566 sq.ft.) approx.



TOTAL FLOOR AREA : 148.2 sq.m. (1595 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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