

Coast & Country

PROPERTIES BY

Wilkie May & Tuckwood



CANTOCHE HOUSE

West Quantoxhead, Taunton, TA4 4EA



A stunning individual architect designed, highly energy efficient detached 4 four bedroom family home, situated on the edge of the Quantock Hills with outstanding views, a double Garage and No Onward Chain.

The property comprises a detached house of traditional block construction, with K rendered elevations under a slate roof, situated at the foot of the Quantock Hills. The house is "A" rated for energy efficiency with solar panels, an air source heat pump, under floor heating, and the benefit of the remainder of the original 10 year LABC warranty. Built in 2022 by the current vendors, the house offers "upside down" living, with light and beautifully presented accommodation traditionally arranged over two floors, together with ample parking and carefully and cleverly designed wrap around gardens.

ACCOMMODATION



Wilkie May
Tuckwood

The accommodation in brief comprises; composite door with side glazed viewing panels into the open plan **Hall/Dining Area**; with oak engineered flooring, glazed oak staircase leading to the ground floor, two built in storage cupboards, bi-folding doors onto the balcony with outstanding far reaching views over the surrounding fields and towards the Bristol Channel, and the Brendon Hills. **Open Plan Kitchen/Day Room**; double aspect, electric Velux windows, integrated sound system, smart lighting, fitted kitchen comprising an excellent range of grey cupboards and drawers under a quartz worktop with inset one and a half bowl stainless steel

sink, with mixer tap over, eye level electric ovens, space for an American fridge/freezer, 5 ring induction hob with extractor fan over, integrated dishwasher, exposed steel beam giving an industrial feel, oak engineered flooring, Tv point. Glazed oak doors into the **Sitting Room**; with aspect to rear, far reaching views. **Study**; with aspect to front, hatch to roof space. **Shower Room**; with shower cubicle, tiled surround, thermostatic mixer shower over, tiled floor, low level WC, wash basin inset into vanity unit, heated towel rail. Stairs to ground floor; hallway with under stairs storage cupboard and large laundry cupboard. **En-Suite Bedroom 1**; with aspect to rear, French



doors to the rear garden, large walk in dressing room, door into **En-Suite Shower Room**; with shower cubicle, tiled surround, thermostatic mixer shower over, tiled floors, low level WC, wash basin inset into vanity unit, heated towel rail. **Bedroom 2**; with an aspect to the front, built in wardrobe, door into the **En-Suite Shower Room**; with shower cubicle, thermostatic, mixer shower over, low level WC, wash basin inset into vanity unit, heated towel rail. **Bedroom 3**; with access to the main bathroom; French doors to

the rear garden. **Bedroom 4**; aspect to front, built in wardrobe. **Family Bathroom**; with four piece suite, comprising panelled bath, tiled surround, separate shower cubicle with tiled surround, thermostatic mixer shower over, low level WC, wash basin, heated towel rail. **Utility Room**; with tiled floor, door to the rear garden, units and worktop to match the kitchen with inset sink, mixer tap over, space and plumbing for a washing machine and tumble dryer, door into the Plant Room; with tiled floor, large stainless steel tank, plant controls.



OUTSIDE

The house has off road parking for a number of vehicles with access to the Double Garage; the garage has power and lighting, and electric roller door, and outside car charging point and loft storage. The gardens wrap around the property and have been carefully and considerably planted playing host to a wide variety of specimen plants. The current owners have cleverly utilised all the space to include a vegetable plot, private patio, and well planted front garden.



GENERAL REMARKS AND STIPULATIONS

Council Tax Band: F

Tenure: Freehold

Utilities: Mains water, electricity, sewage, air source heating.

Parking: There is off road parking at this property.

Agents Note: The property has the benefit of the original LABC warranty and was constructed by a local builder. The house has an air source heat pump and two banks of solar panels which generate an annual income of approximately £550 per annum.

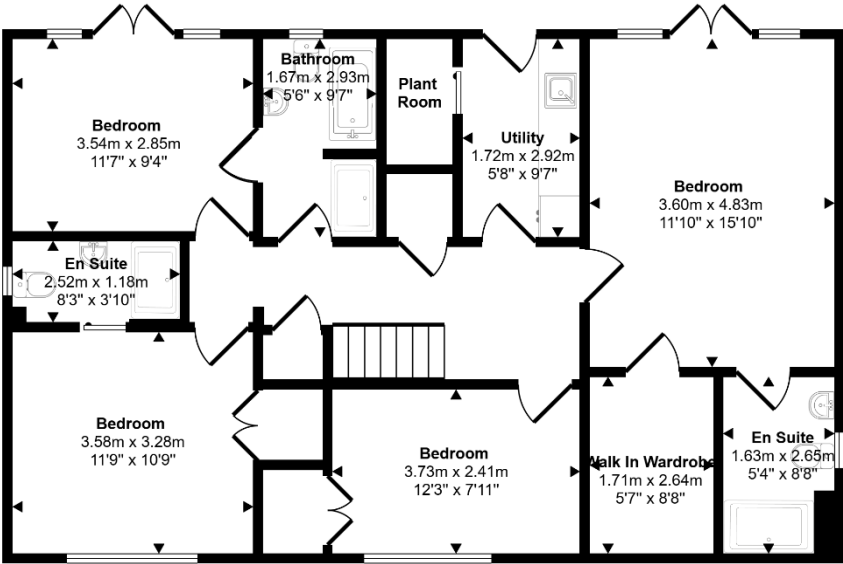
Broadband: For an indication of specific speeds and supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/broadband-coverage

Mobile: For an indication of supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/mobile-coverage

Flood Risk: For information relating to flood risk in the area, we would advise interested buyers to use the below government checker: flood-map-for-planning.service.gov.uk/location

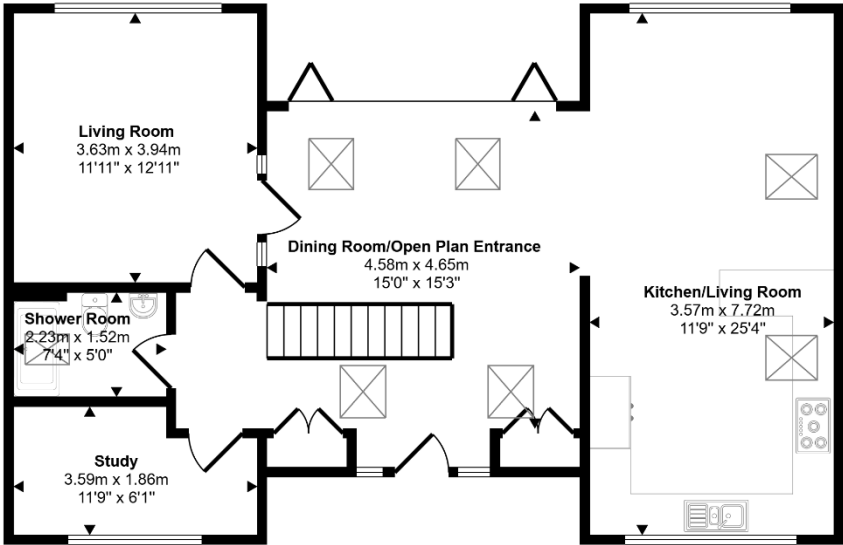
Score	Energy rating	Current	Potential
92+	A	102 A	103 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN



Lower Ground Floor
Approx 92 sq m / 988 sq ft

Approx Gross Internal Area
200 sq m / 2156 sq ft



Ground Floor
Approx 81 sq m / 868 sq ft



Garage
Approx 28 sq m / 300 sq ft



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