

PRIME
COASTAL
PROPERTY
BY LOLA MAY



ORCHARD HOUSE, SHUTE LANE, LONG SUTTON, SOMERSET, TA10
GUIDE PRICE £1,400,000



ORCHARD HOUSE, SHUTE LANE, TA10

- 5/6 bedrooms, including three en-suite suites and a principal suite with breathtaking garden views.
- Open plan kitchen, dining, and living area, plus a study, separate lounge and a home gym.
- Just under an acre of landscaped gardens, with a formal lawn and outdoor kitchen.
- Exceptional location within easy reach of highly regarded schools.
- Over 5,100 square feet across three floors.
- Underfloor heating, aluminum double-glazed windows, and solar panels.
- Secure gated parking and a garage with a studio above.
- Luxury finishes throughout and modern aesthetic with rendered and cedar-clad elevations with an abundance of glass.

Welcome to Orchard House, a 5-6 bedroom architect-designed contemporary property in Long Sutton, Somerset. Spanning over 5,100 square feet across three floors and set on nearly an acre of landscaped gardens, this home features an open plan kitchen, dining, and living room, two additional reception rooms, a utility room, a home gym, and four bath/shower rooms, along with secure gated parking and a spacious garage with a studio above.

Designed by BoonBrown architects, Orchard House showcases a modern aesthetic with rendered and cedar-clad elevations and an abundance of glass, emphasising indoor/outdoor living. Modern conveniences include underfloor heating on the ground floor, aluminum double-glazed windows, and solar panels.

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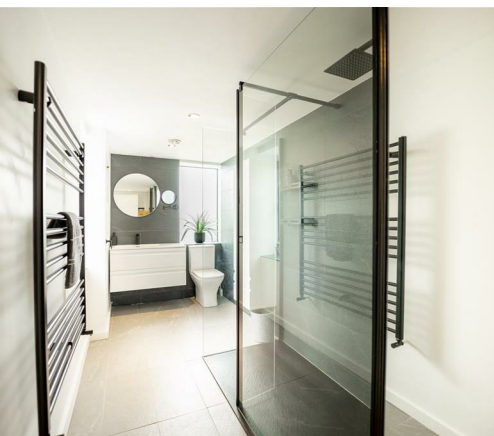
ENTRANCE AND OPEN PLAN LIVING AREA

The grand reception hall leads to a bright open plan living area with floor-to-ceiling sliding glass doors onto the exceptional patio area and garden. The high-end kitchen features Rot Punkt units, integrated Bosch and ATAG appliances, a remote-controlled Faber gas fire and a dining area creating an ideal space for gatherings. Pocket doors connect the room to a light and airy study with smart fitted cupboards. There is also a useful utility room.



FURTHER GROUND FLOOR ACCOMMODATION
Back in the hallway with a central staircase you will find double doors that enter into the stylish secondary living area also featuring a Faber fireplace. Adjacent to this living space is the well equipped gym.

FIRST FLOOR ACCOMMODATION
On the first floor, you will find three spacious suites with en-suites, including a stunning principal suite with garden views, remote-controlled blinds, a projector, luxurious en-suite and two his and her dressing rooms.

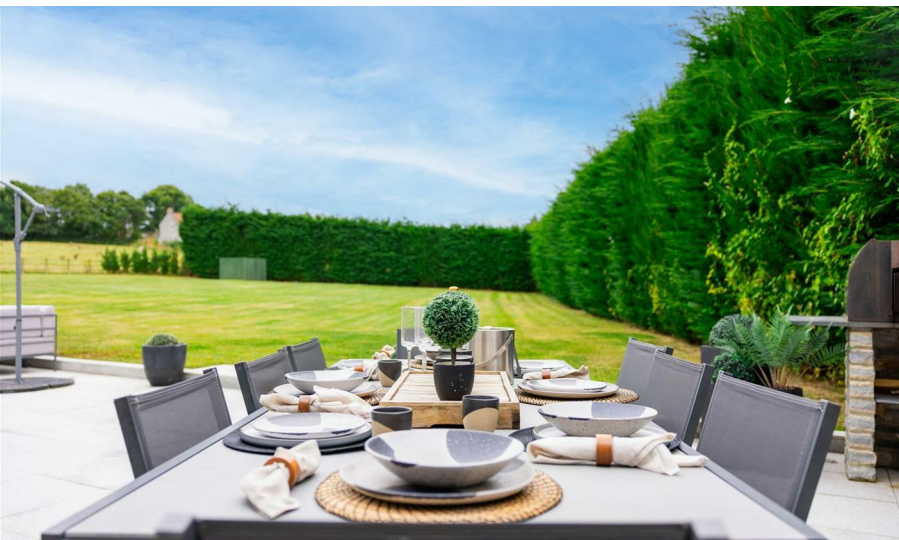


SECOND FLOOR ACCOMMODATION

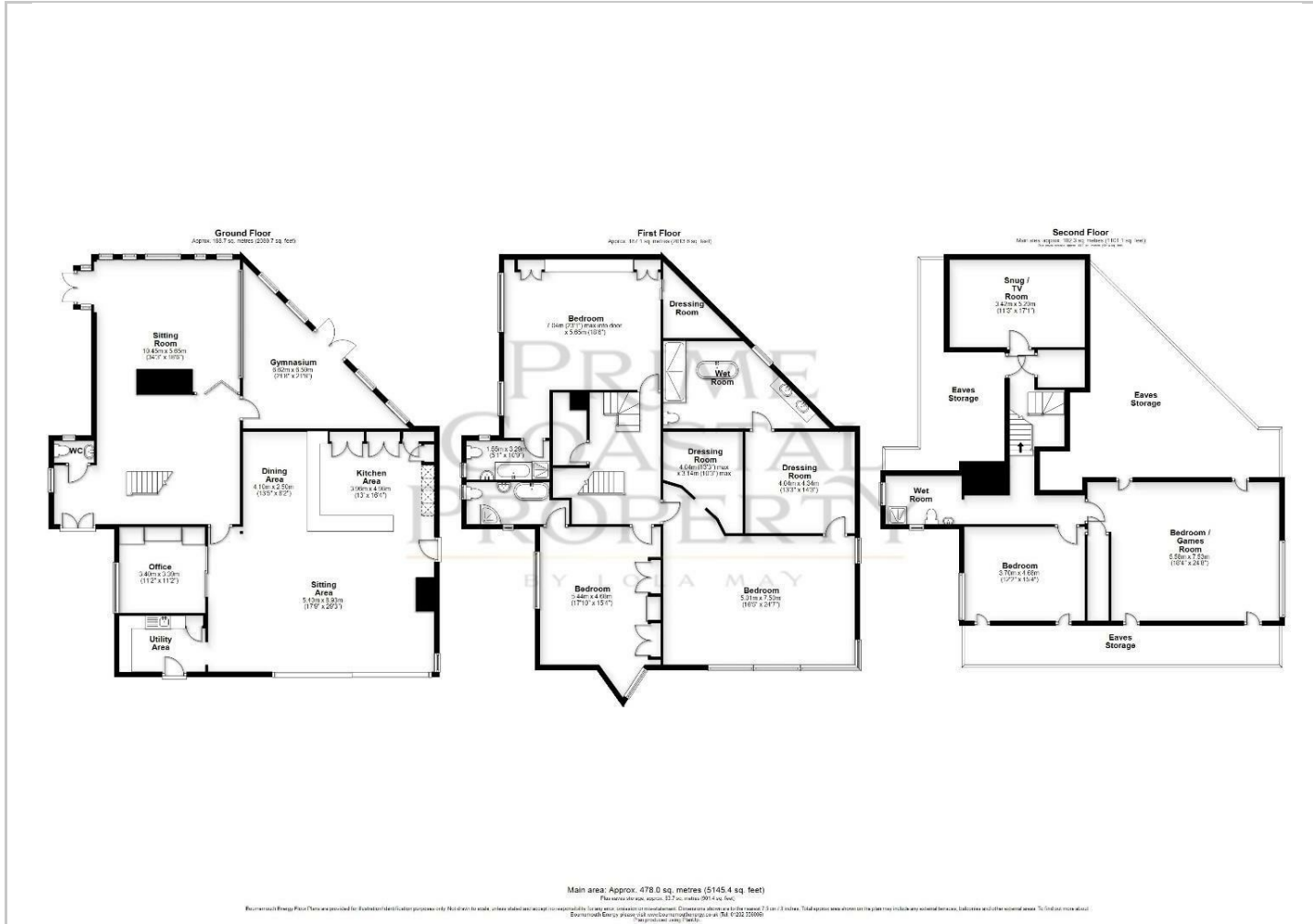
A further set of stairs rises to the second-floor landing, which features a glass walkway connecting two additional double bedrooms, ample eaves storage, a wet room, and a large living area that could serve as a sixth bedroom.

EXTERNALLY

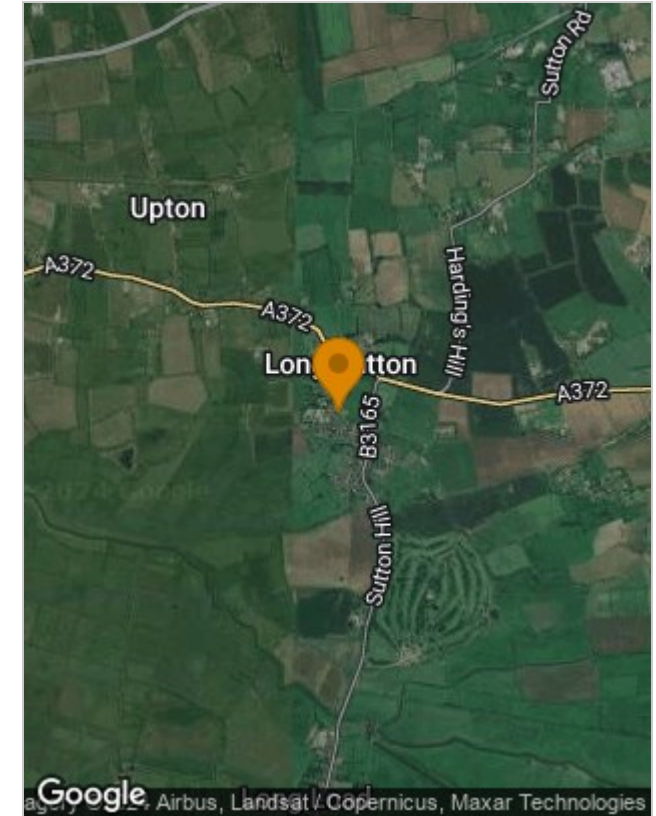
Outside, electric gates open to a gravel parking area and a garage with a studio above. The rear garden includes a formal lawn, a sunken Japanese seating area, an outbuilding, high fir hedging for further privacy and an outdoor kitchen all set within approximately 0.93 acres of gardens and grounds. Orchard House offers a lifestyle of comfort and community, located near a golf course, the popular Devonshire gastro pub, and excellent schools like Millfield and Hazlegrove. The owners are open to negotiating on fixtures and furnishings. Don't miss the chance to own this exceptional home in a charming village setting.



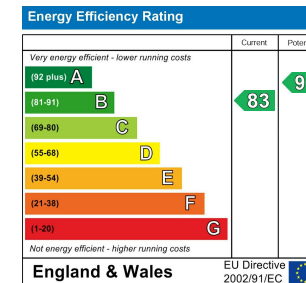
FLOOR PLANS



LOCATION MAP



ENERGY PERFORMANCE GRAPH



VIEWING

Please contact our Prime Coastal Property Office on 01202 985344 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.