

# AVALON

East Lambrook, South Petherton, Somerset







# A WELL PRESENTED DETACHED VILLAGE HOUSE

Set in a popular village with a one bedroom adjacent annexe, double garage, large workshop and well established garden



4+1



3+1



4+2

EPC

E

Local Authority: Somerset Council

Council Tax band: Main house: F Annexe: A

Tenure: Freehold

Services: Mains water, electricity and drainage. Ground source heat pump, wood burner/open fire. Fibre Broadband.

Postcode: TA13 5HF What3words: ///telephone.windmill.lamp

All viewings strictly by appointment only through Knight Frank LLP



# AVALON

Main house:

Ground Floor: Entrance Hall | Inner Hall | Sitting Room | Dining Room | Study | Kitchen/ Breakfast Room | Utility Room | Boot Room | Master bedroom with ensuite shower room | Bedroom 2 | Family Bathroom

First Floor: Bedroom 3/studio | Dressing room | Bedroom 4 | Shower Room

Annexe: Open plan kitchen/dining/living area | Conservatory | Bedroom | Shower room

Outside: Double Garage | Adjacent workshop | Small Store









## LOCATION

Avalon is situated in the popular village of East Lambrook which has The Rose & Crown public house, parish church and the delightful gardens of East Lambrook Manor which are open to the public. The small and sought after town of South Petherton is within 1.5 miles offering an excellent range of day-to-day facilities including a local village school, Holm restaurant, a doctor's surgery, pharmacy and a small hospital. For wider needs the regional centre of Yeovil is 9 miles, a 20 minute drive away and access onto the A303 is within 2 miles providing links to both London and the South West. The mainline railway station at Crewkerne is only 10 miles away and has trains to Exeter and London Waterloo.











## THE PROPERTY & GARDEN

Avalon is a detached house constructed of reconstituted stone and part rendered elevations under a tiled roof with Velux skylight windows. Situated in a private and elevated position, within a popular village the property benefits from a spacious, modern and well-presented interior set across two floors. The ground floor contains a large entrance hall with a separate boot room and inner hallway, dining room, sitting room and study, alongside the kitchen/breakfast room and separate utility room. Off the kitchen/breakfast room is a further inner hallway leading to the master bedroom with ensuite, a further bedroom and family bathroom. Upstairs there is a further third bedroom/studio, dressing room and bedroom 4 as well as another family bathroom. Adjacent to the house is a detached one bedroom annexe, which is ideal for a dependent relative or additional income. The property is approached up a tarmac driveway leading up to the house, annexe and garage with ample parking for a number of cars. The garden surrounds the property with areas of lawn interspersed with a mixture of shrubs and small trees. There is a south-facing terrace along the southern side of the house which leads to a small pond. There is a detached building in the south western corner of the plot that houses a double garage and a large workshop. Both benefiting from separate remote controlled up and over doors.









# East Lambrook

## South Petherton

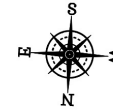
Gross Internal Area (Approx.)

Main House = 273 sq m / 2,938 sq ft

Garage / Workshop = 79 sq m / 850 sq ft

Cottage = 55 sq m / 592 sq ft

Total Area = 407 sq m / 4,380 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)





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