

for sale

offers in the region of **£700,000**



## Bayleys Brook House Shurton Stogursey Bridgwater TA5 1QE

An incredible opportunity to acquire a **SUBSTANTIAL** detached bungalow within approximately three quarters of an acre of beautiful and established grounds with a lavish driveway and **MAGNIFICENT** and highly versatile accommodation for all the family to enjoy within a **DESIRABLE** West Somerset hamlet.





# Bayleys Brook House Shurton Stogursey Bridgwater TA5 1QE

## Front Door

Leading to...

## Entrance Hall

Built-in understairs cupboard housing the water tank. Inset lighting. Recessed cloak cupboard.

## Sitting Room

An exceptionally grand yet inviting room with double glazed bow window to the front with a further double glazed bay window to the back. Fabulous feature fireplace housing a wood-burning stove. Radiators. Coving to ceiling.

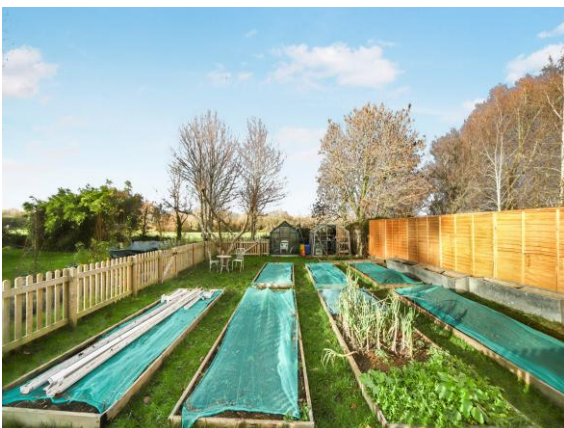
## Kitchen / Diner

At the 'hub of the house' is this stunning bespoke kitchen comprising a comprehensive range of wall and base units with granite worksurfaces including a double sink and integrated drainer with mixer tap. Integrated dishwasher. Recess for an AGA-style cooker and further recess for an American-style fridge/freezer. Dual-aspect double-glazed windows to side and back. Inset lighting.

## Boot Room

Double glazed stable door to back. Radiator. Built-in cupboard.

## Study & Family Room





A generously proportioned and versatile reception room with dual-aspect double-glazed windows to side. Double glazed French doors opening to the courtyard. Radiators. Double doors provide access through to the dining room.

### Cloak Room

Suite comprising low-level WC, wash hand basin with mixer tap. Obscure double-glazed window to side. Radiator.

### Utility

Double-glazed window to side. Roll-top work surface. Circular-style sink and drainer with mixer tap. Base units. Recess and plumbing for an automatic washing machine. Fitted shelves included.

### Dining Room

A wonderfully social space with double-glazed window to side and french doors opening to outside. Radiator.

### Bedroom One

Double-glazed window to front. Radiators. Triple built-in wardrobe with mirror.

### Bedroom Two

Dual-aspect double-glazed windows. Radiators.

### Bedroom Three

Dual-aspect double-glazed windows. Radiators.

### Bathroom

A superb suite comprising low-level WC, bath with mixer tap.

Shower cubicle with integral shower. Heated towel rail. Wash hand basin with mixer tap and vanity cupboard. Radiator. Inset lighting. Extractor fan. Obscure double-glazed windows to back.

### Outside

Bayleys Brook House sits in approximately three quarters of an acre and is approached over a meandering gated driveway which leads to the garage/workshop and onto a substantial parking area. The large front and rear gardens are full of a varied range of mature trees and shrubs making this property perfect for a keen gardener. There is a generous lawned area, and the rear garden backs onto the brook with open fields beyond offering a pleasant rural outlook. In addition, there is also an attractive seating area, a range of vegetable plots and two greenhouses ideal for the self-sufficient cook.

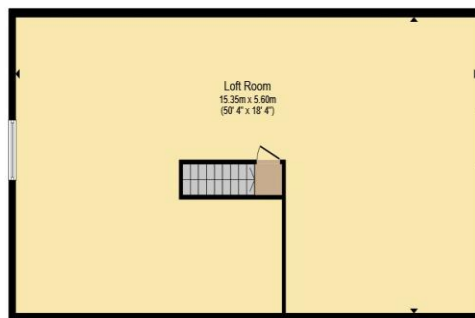
### Agents Note

Planning approval has been granted for an attic conversion for two bedrooms, en-suite, dressing room and storage room. The staircase is already in situ. Somerset Council application number 3/32/24/010.





**Ground Floor**



**First Floor**

Total floor area 301.1 m<sup>2</sup> (3,241 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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**T 01823 334 433**  
**E [taunton@connells.co.uk](mailto:taunton@connells.co.uk)**

53 High Street  
TAUNTON TA1 3PR

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Tenure: Freehold EPC Rating: E

Council Tax Band: E

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