



HACK LANE

Over Stowey, Bridgwater, TA5 1EY

Asking Price £399,950

Tamlyns

PROPERTY DESCRIPTION

A significantly extended, modernised semi-detached house enjoying a truly delightful position with impressive, far reaching views over abutting countryside, the Quantock Hills and Somerset coastline. EPC D

Local Authority

Somerset Council Tax Band: C

Tenure: Freehold

EPC Rating: D

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON
THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 454500

house.sales@tamlyns.co.uk



PROPERTY DESCRIPTION

Description

A very impressive family home, enjoying a wonderful situation and far reaching views.

The well-proportioned accommodation is arranged over two floors and comprises: an entrance porch, entrance hall, sitting room, kitchen/dining/family room, rear hall, shower-room/w/c and garden room on the ground floor.

To the first floor the landing provides access to four double bedrooms and a bathroom/w/c. The property is warmed by an oil fired, Rayburn-run central heating system, and further benefits from double glazing to all external windows and doors.

Outside are attractive landscaped gardens to the front and rear. The rear is of a particularly good size and provides seating and entertaining areas, as well as a raised timber decked seating area, providing a further vantage point to enjoy the lovely views. Off road parking is provided for two cars.

Location

Nether Stowey lies on the northern slopes of the Quantock Hills, which is designated as an area of outstanding natural beauty. This attractive, thriving and historic village is believed to date back to Anglo-Saxon times and indeed, features a mound, where once stood an 11th century Motte and Bailey castle. In more recent times it was home to the poet, Samuel Coleridge, from 1797-1800. During this time he wrote some of his most famous work, including Rime of the Ancient Mariner and Kubla Khan. Today, his former home is owned by the National Trust and open to the public.

In addition, there are a wide range of day-to-day facilities, including: a primary school, church, library, vets, hall, two stores – including a post office, two public houses, a hairdressers and butchers. The village lies approximately eight miles to the west of Bridgwater and ten miles to the north-west of Taunton. Both provide a wider range of amenities, as well as M5 motorway access and mainline rail links to the rest of the country.

Directions

Head west on the A39, taking the second turning for the village at the traffic lights. Turn almost immediately right, into Mill Lane and follow, passing the school and proceed until leaving the village. Hack Lane will be found shortly after on the right, where the property will be found on the left.

Entrance Porch

Entrance Hall

9'3" × 5'6" (2.82 × 1.68)

Sitting Room

13'11" × 11'11" (4.24 × 3.63)

Kitchen/Dining/Family Room

28'10" × 14'6" (8.79 × 4.42)

Inner Hall

Shower-Room/w/c

9'5" × 5'10" (2.87 × 1.78)

Garden Room

14'6" × 11'11" (4.42 × 3.63)

Landing

Bedroom

Bedroom

10'8" × 9'1" (3.25 × 2.77)

Bedroom

11'6" × 9'3" (3.51 × 2.82)

PROPERTY DESCRIPTION

Bedroom

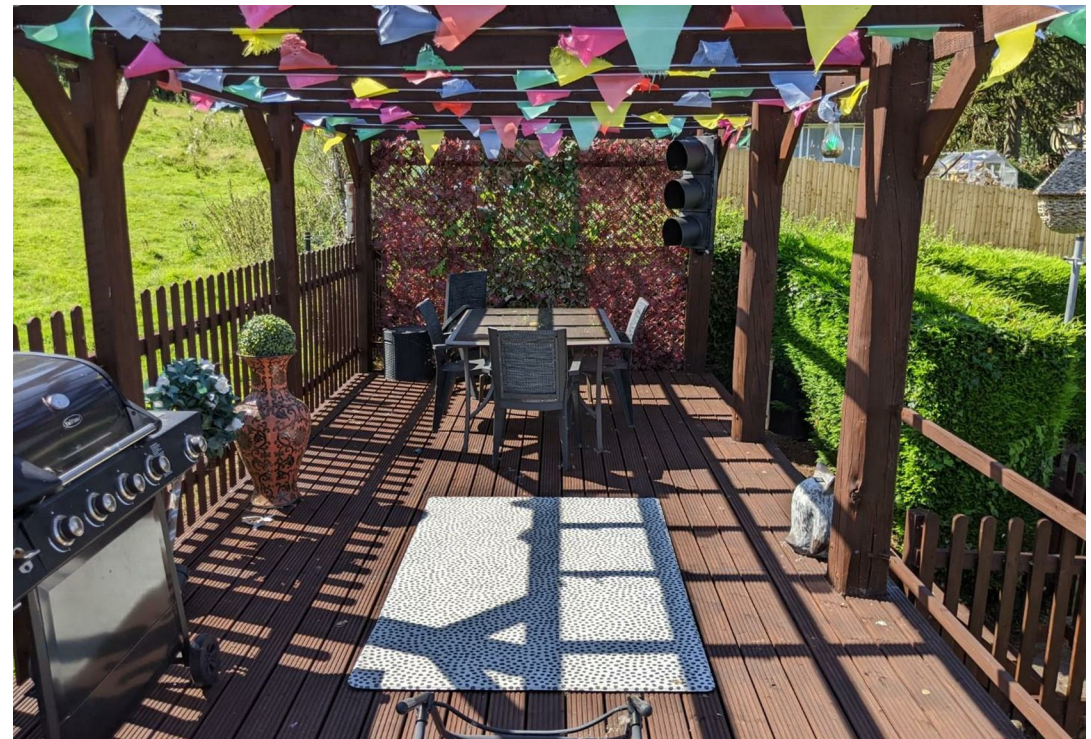
11'6" × 10'8" (3.51 × 3.25)

Bathroom/w/c

8'5" × 7'4" (2.57 × 2.24 (2.56 × 2.23))







PLAN



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Plans - All measurements wall, doors, windows, fittings and appliances their sizes and location are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and all approximate.

Tamlyns may make the following referrals and in exchange receive an introduction fee: Simply Conveyancing - Introduction fee of up to £200 (plus vat), HD Financial Ltd - Introduction fee of up to £200 (plus vat).

