



Lane House



# Lane House

Broadway, Ilminster, Somerset, TA19 9RE

Ilminster 7 Miles, Taunton 10 Miles

An impressive brand-new detached house situated in the centre of this popular village with double garage and landscaped gardens.

- Brand New Detached House
- Master with En-suite/Study/Dressing Room
- Open plan Kitchen & Dining Room
- Landscaped Gardens
- Freehold
- Four Bedrooms – Two En-suite
- Lounge & Sunroom
- Utility & Cloakroom
- Double Garage & Parking
- Council Tax Band TBC

Guide Price £850,000

## Situation & Amenities

Broadway itself is ideally situated for easy access to a wide range of local amenities and excellent transport and travel links. The active community together with its sister village of Horton caters for immediate day to day requirements with a post office/store, primary school, doctor's surgery, village hall, churches and two popular village inns. The Blackdown Hills lie within easy reach where a wide range of country pursuits can be enjoyed.

## Description

Lane House is an impressive individual detached house which has been built using traditional materials and has been designed to optimise the appearance of a modern house yet being sympathetically designed and finished to a high specification throughout. The accommodation provides light, spacious and well proportioned accommodation combining comfortable open planned contemporary living accommodation with quality fittings, double garage and driveway in this idyllic rural village setting overlooking open countryside.



## Accommodation

The house is now complete and includes a front door to the entrance hallway with a turning staircase to first floor, with door to cloak cupboard. The sitting room is a wonderful open aspect with front aspect window and folding doors leading to the sunroom which include high gloss ceramic tiles, bi-folding doors opening to the garden and an impressive sky light. Double doors from the lounge lead through to the kitchen and dining room. The kitchen being fitted with a range of shaker style units with granite worksurfaces and a range of integrated appliance including induction hob with extractor hood over and built in dishwasher. There is a breakfast bar, tiled floor, sliding doors to rear patio, walk in larder, door to utility and door to side garden.

On the first floor there is a gallery landing with door to airing cupboard, front aspect window and doors to the bedrooms. The master bedroom includes a range of built in wardrobes, rear aspect window and door to the dressing/study area which in turn provides access to the en-suite which includes panelled bath, fitted shower, low level WC and wash hand basin. Bedroom two has an en-suite shower and built in wardrobes as does bedroom three. There is a fitted family bathroom suite.

## Benefits

The house has been constructed with incredibly high levels of insulation and will have exceptional low running costs. Every wall including all the internal walls and doors have been insulated and there is thicker than normal plasterboard and traditional plaster has been used rather than dry lining which is common in most new houses. Thicker oak doors have been used in the bedrooms and improves the sound insulation. There are double glazed aluminium windows with argon filled glass units to further improve the energy proficiency to the property and there is LED lighting used throughout including stainless steel lighting externally. The heating is also supplied by the heat pump to an underfloor system on all floors and water is stored in a large pressurised cylinder situated in the boiler room. This arrangement gives an ample supply of pressured balanced hot and cold water. In addition the air source heat pump provides the heat source to thermostatic controlled towel rails in the bathrooms. The house also benefits from a whole house heat recovery ventilation system which extracts air from the kitchen and bathrooms in exchange for fresh air from outside which is distributed to the living areas of the property.

## Outside

There is a brick paved driveway with parking which in turn leads to the exceptionally large integral double garage with sectional Garador. There is access to either side of the property via a wide porcelain pathway and in turn leads to a rear terrace again with porcelain tiled patio area. The rest of the garden is laid to lawn enclosed by wooden fencing panels.

## Directions

Proceed into the centre of the village of Broadway and go past The Bell Public House and the property can be identified on the right-hand side via a Stags for sale board.



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Approximate Gross Internal Area = 257.0 sq m / 2766 sq ft  
(Including Garage)

**Ground Floor**

**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1007432)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(122 plus) A		90	90
(81-121) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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