



Millstones



# Millstones

Hunts Lane, Kilve, Bridgwater, Somerset, TA5 1DY

Williton 5.5 miles, Taunton 16 miles.

A detached bungalow with huge scope to extend and modernise with gardens and grounds extending to 0.5 acres, situated in an enviable position overlooking surrounding countryside.

- Superb Rural Position
- In need of Modernisation
- Kitchen / Breakfast Room
- Two Bedrooms & Bathroom
- No Chain
- Favoured West Somerset Village
- Open Plan Sitting / Dining Room
- Lean to Workshop and Conservatory
- Gardens of 0.5 acres with Stream
- Freehold, Council Tax Band E

Guide Price £525,000

## SITUATION

Millstones is situated in a no through lane located on the outskirts of the village of Kilve which offers good local amenities, which include a shop, pub and village hall and lies between the Quantock Hills and West Somerset Coast. The Quantock Hills have been designated an Area of Outstanding Natural Beauty and they provide miles of footpaths and bridleways, ideal for those with walking or riding interests. Indeed, the adjacent bridleway offers direct access to the hills. The coast is approached via Sea Lane, which is about 1.5 miles away and further facilities can be found in the villages of Williton and Minehead. The County town of Taunton provides a wider range of facilities including the Somerset County Cricket Ground and Taunton Racecourse, as well as having a mainline railway station, which provides direct rail links to London and the rest of the Country.



## DESCRIPTION

Millstones presents a superb opportunity to acquire this attractive detached brick bungalow, which offers significant scope to modernise or extend, subject to the necessary planning consents. The bungalow is situated in a wonderful rural position overlooking fields, surrounded by garden and grounds extending to 0.5 acres with a stream running through.

## ACCOMMODATION

The accommodation comprises a reception hall, with access to the bedrooms and reception rooms and includes a drop down loft ladder, providing access to the open attic space, which could be utilised to create further accommodation, if required. There is an open plan sitting room with an open fireplace, bay window to the front and an archway leading through to the dining room. The dining room has double doors leading onto a raised timber decking area which enjoys a wonderful aspect over the garden. The kitchen is fitted with a range of matching wooden wall and base units with worksurfaces. There is a gas hob with extractor over, a single drainer sink unit and a built-in oven. There is a cloakroom and a built-in larder cupboard and door to the double glazed conservatory, which provides access to a lean-to workshop/utility room. There are two double bedrooms and a fitted bathroom suite, which includes a shower cubicle, corner bath, wash hand basin and WC.

## OUTSIDE

The bungalow is approached via a shared access lane, with five bar gate leading onto a tarmacadam driveway, which leads down to the bungalow and to a parking and turning area, providing space for a number of vehicles. The gardens have been landscaped over the years and surround the property, although they do now require work. There are lawned areas to the front of the property with a stream running through. There is a raised patio and part walled area of garden, which has been planted with a number of shrubs and trees. In all, the gardens extend to 0.5 acres.

## DIRECTIONS

The village of Kilve is situated on the A39 between Williton and Bridgwater. If travelling from Bridgwater; proceed through the village of Holford and continue towards Kilve. On descending the hill into Kilve, Hunts Lane can be found on the left hand side. Turn left into Hunts Lane and the property can be found at the bottom of this lane.

## SERVICES

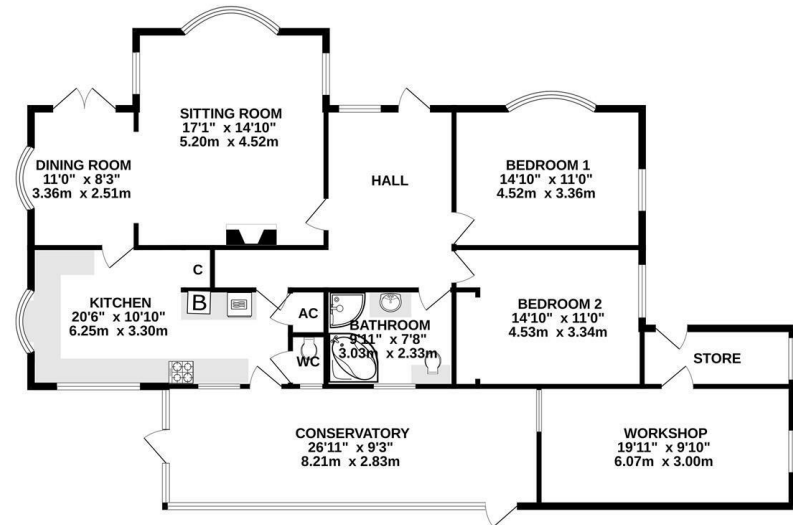
Mains electricity and water. Oil-fired heating. Broadband available: Standard & Superfast ADSL. Mobile signal coverage: Voice, Data & Enhanced Data likely (Ofcom). Please note the agents have not inspected or tested these services. EPC Rating E.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



GROUND FLOOR  
1692 sq.ft. (157.2 sq.m.) approx.



TOTAL FLOOR AREA: 1692 sq.ft. (157.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		73	54
EU Directive 2002/91/EC			

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