



Greystones



# Greystones

East Lyng, Taunton, Somerset, TA3 5AU

Taunton Town Centre 8.6 Miles

Delightful detached village home exhibiting an array of character features throughout. Superbly presented accommodation over three floors. Large gardens, detached double garage, further outbuildings and large driveway

- Characterful Detached Family Home
- Double Garage and Large Driveway
- Further Useful Outbuildings in Garden
- Outstanding Kitchen/Dining/Family Room
- Freehold
- Large Mature Gardens
- Edge of Village Location
- Array of Character Features
- Substantial Accommodation
- Council Tax Band E

Guide Price £475,000

## Description

This charming and spacious detached home is beautifully presented throughout and enjoys large mature gardens together with ample off-road parking, a double garage and further outbuildings. The outstanding kitchen/dining/family room is a particular feature of the property with vaulted ceilings, multiple skylights, exposed timber 'A' frames, exposed brick feature wall, wood burning stove and Bi Folding doors opening onto the rear terrace.

## Accommodation

The extremely well-proportioned accommodation is arranged over three floors and briefly comprises; welcoming entrance porch and second reception room (play room/home office) with feature fireplace. This in turn opens into the well-proportioned, dual aspect sitting room with exposed beamed ceiling, attractive open fireplace with inset wood burning stove. The outstanding kitchen/dining/family room is a particular feature of the property with vaulted ceilings, multiple skylights, exposed timber 'A' frames, exposed brick feature wall, wood burning stove and Bi Folding doors opening onto the rear terrace. Adjacent to the kitchen is a useful utility room and separate downstairs shower room.



The first floor opens to a landing providing access to three double bedrooms and a substantial, beautifully fitted family bathroom comprising a bath, separate shower, WC and wash basin. The second floor opens to a generous and characterful loft bedroom currently used as the principle bedroom with two round windows and a skylight affording far reaching views over open countryside.

### Outside

Greystones enjoys large mature gardens with an array of trees and shrubs. At the rest of the property is a substantial paved terrace providing an ideal spot for Al Fresco dining and summer entertaining. A large detached double garage is found along with a generous private driveway. To the rear of the garden are two timber outbuildings, one offers excellent potential to create a home office or garden studio – ideal for those wishing to work from home. The other is a summerhouse. From the gardens, far reaching views are afforded over surrounding countryside.

### Situation

Greystones is situated in an elevated position on the periphery of the village of East Lyng, which is situated 8 miles east of the county town of Taunton. The village has a Church and there are a more extensive range of day to day amenities that can be found in the nearby popular village of North Curry, which is approximately 2.5 miles away and includes a general store, post office, health centre, primary school, village hall, public houses and Church. Taunton has an extensive range of shopping, educational, sporting and cultural facilities and provides access to the M5 motorway and a mainline rail link to London Paddington (Under 2 Hours).

### Services

Mains electricity and water, private drainage system and oil-fired central heating.

### Directions

From Taunton take the A38 North towards Bridgwater. Turn right at Walford cross onto the A361 follow this road through the village of Durston, Lower Durston and West Lyng and proceed into the village of East Lyng where the property can be found toward the edge of the village on the left hand side.



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.



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	48
EU Directive 2002/91/EC			

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