



Knapp House



# Knapp House

Bishops Lydeard, Taunton, Somerset, TA4 3HT

Bishops Lydeard 1 mile, Taunton Town Centre 7 miles

Located in the charming hamlet of Eastcombe, this striking detached property offers an enviable elevated position with breathtaking countryside views.

- Proximity to Quantock Hills AONB
- Triple-Aspect Sitting Room with Log Burner
- 4 Spacious Bedrooms
- Landscaped Gardens with Sun Terrace
- Council Tax band G
- Modern Kitchen & Two Pantries
- Triple-Aspect Dining Room with Views
- Master Bedroom with En-Suite & Views
- Double Garage & Generous Driveway
- Freehold

## Guide Price £650,000

### SITUATION

Situated at the end of a quiet no-through road, this house enjoys a peaceful setting while remaining conveniently close to local amenities. Bishops Lydeard, just half a mile away, offers primary schooling, a modern health centre, a pub, a mini supermarket, local stores, a veterinary clinic, and a farm shop. For broader amenities, Taunton is just 6 miles away, providing excellent educational, shopping, recreational facilities, and transport links, including access to the M5 and direct rail services to London Paddington. Nature lovers will appreciate the proximity to the Quantock Hills, an Area of Outstanding Natural Beauty, offering scenic walking and riding trails with stunning views across Taunton Deane and the Bristol Channel.

### DESCRIPTION

Nestled in the charming hamlet of Eastcombe, this striking detached home offers an enviable elevated position with breathtaking countryside views. Thoughtfully designed and generously proportioned, this property provides an ideal balance of modern comfort and period charm.



## ACCOMMODATION

On entering, there is a stunning vaulted entrance hall with elegant Parquet flooring and a feature staircase leading to the first floor. The heart of the home is the triple-aspect dining room, which enjoys views of the beautifully maintained gardens and the rolling countryside beyond. The modern kitchen is fitted with cream wall and floor units, and features an island with a granite work surface, ample storage, and integral appliances. Adjacent to the kitchen, a rear lobby leads to a second reception room/fourth bedroom, a utility room, a shower room, and a charming garden room. A spacious sitting room boasts a feature stone fireplace with a log-burning stove. Additional conveniences on the ground floor include a W.C. and a practical boot room. There is potential for creation of an independent living area/annexe by putting in a door between the main hallway and the lobby.

Upstairs, the spacious master bedroom features a triple aspect for uninterrupted views, along with an en-suite bathroom. There are a further two double bedrooms one benefitting from en-suite bathroom.

## OUTSIDE

The property is set within beautifully maintained gardens, wrapping around to the front and side, which are laid to lawn with herbaceous borders and specimen trees. A fabulous terrace, is perfect for alfresco dining and entertaining. Steps lead down to a gently sloping lawn, bordered by natural hedgerows, creating a private outdoor space.

## SERVICES

Mains electricity, water. Private drainage. Oil fired central heating and woodburner. Ultrafast broadband available (Ofcom), mobile signal likely available outdoors (Ofcom). Please note the agents have not inspected or tested the services.

## DIRECTIONS

From Taunton take the A358 north towards Wiliton/Minehead and pass the turning for Bishops Lydeard and just after Cedar Falls Health Farm on the right the road rises slightly and Knapp Lane can be found on the right. Proceed to the end of Knapp Lane and Knapp House can be found at the end of the lane.



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                                 |         | 73                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   | 43      |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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