



Deerleap



# Deerleap

Bakers Orchard, Crowcombe Heathfield, Taunton,  
Bishops Lydeard 5 miles, Taunton Town Centre 10 miles

An impressive modern detached house situated in a wonderful semi-rural location directly opposite the West Somerset Steam Railway station.

- Two reception rooms
- Kitchen/breakfast room
- Conservatory
- Four bedrooms, two en-suite
- Utility and wc
- Landscaped gardens
- Garage and parking
- Wonderful position
- Council Tax band F
- Freehold

Guide Price £499,950

## SITUATION

Deerleap lies on the edge of the hamlet of Crowcombe Heathfield close to the foot of the Quantock Hills which is designated as an Area of Outstanding Natural Beauty providing excellent walking, riding and mountain biking with miles of footpaths and bridleways. The locality also features the West Somerset Steam Railway running between Bishops Lydeard and Minehead with Crowcombe Heathfield having its own fully restored steam railway station. The County Town of Taunton is approximately 10 miles away and has a wide range of schooling within both the state and private sectors. The nearby villages of Crowcombe and Bishops Lydeard provide a range of local amenities including post office, shops, primary schools, doctors' surgery and public houses.

## DESCRIPTION

Deerleap is an impressive detached modern house built by a local developer on land adjoining the small station of Crowcombe Heathfield on the West Somerset Steam Railway line. The house is set well back from the railway line, but enjoys wonderful views to the locomotives travelling up and down it. The house is built in a Victorian style with decorative brickwork and pretty pitched tiled roof.





## ACCOMMODATION

The house provides well proportioned accommodation arranged over two floors and comprises entrance hallway with stairs to first floor, a sitting room with fireplace, a separate dining room, fitted kitchen/ breakfast room with a range of units and appliances. A utility room provides access to a cloakroom and the conservatory at the rear of the house.

On the first floor there is an open landing with four bedrooms, two having en-suite shower rooms, and a family bathroom suite.

## OUTSIDE

The gardens are a particular feature of the property and include a paved terrace which adjoins the house with steps leading up to the main area of garden which is laid to lawn with some fine trees surrounding the boundary. There are also a number of fruit trees, mature shrubs, well stocked flower beds, a timber store shed and a summerhouse which is insulated and has power. To the front is a brick paved driveway leading to an integral single garage with roller door. There is a good sized garden to the front of the property which is enclosed in part by low brick walling. There is a further area of garden to one side.

## SERVICES

Mains electricity, water. Private drainage. Electric heating - EHCCOMET.V2 boiler installed 2022 with LPG supplying living room fire. Ultrafast broadband available (Ofcom), Mobile signal likely available outdoors (Ofcom). Please note the agents have not inspected or tested the services.

## AGENT'S NOTE

There is a management fee payable twice yearly for the communal areas of £450 on April 1st and £200 on 1st October. The sycamore trees to the side are subject to a TPO.

## DIRECTIONS

From Taunton take the A358 towards Minehead from the Cross Keys roundabout and continue for approximately 8 miles. Ignore the first turning left for Crowcombe Heathfield, but take the turning left immediately after Flaxpool Garage signposted for the static caravan park. Continue along this road for a further mile and turn left just after the letter box and before the bridge over the railway into a private road with Bakers Orchard marked on the entrance gatepost, after a short distance number one can be found 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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