



Levelmoor House, Saltmoor





# Levelmoor House,

Burrowbridge, Bridgwater, TA7 0RJ

Othery 2 miles, Taunton 10 miles

An exceptional contemporary modern house situated in a wonderful rural setting with views over Burrow Mump

- Substantial Contemporary Modern Detached House
- Sitting room and Study
- Utility and Ground Floor Shower W/C
- Driveway, Double Garage and Workshop
- Council Tax band F
- Delightful Landscaped Gardens
- Superb Open Plan Kitchen/Dining/Family room
- Four Double Bedrooms, Two En-Suite
- Wonderful Views Over Surrounding Fields
- Freehold

Offers In Excess Of £700,000

## SITUATION

The house is pleasantly situated in a wonderful rural location with little or no passing traffic and with an attractive outlook particularly to the West over surrounding countryside. The well known local feature of Burrow Mump is also visible. The property is not in any way remote with local facilities available at Othery which is two miles away and Stoke St Gregory is three miles which includes a primary school, post office and general store. The County Town of Taunton is readily accessible via the nearby Glastonbury road approximately 10 miles to the west where there are a wide range of scholastic facilities. The M5 motorway can be joined at junction 25 or 24

## DESCRIPTION

Levelmoor House is an outstanding newly built house offering wonderfully proportioned accommodation with high quality finishes throughout with carefully selected traditional materials in a contemporary style and high insulation standards. The property has an attractive facade with mellow brick elevations and has been built to take advantage of it's enviable setting surrounded by fields and adjacent River Parrett with views towards Burrow Mump.





## ACCOMMODATION

The front door enters into a reception hall with staircase to first floor, door to cloakroom with wc and reception rooms. The sitting room centres upon a free standing woodburning stove with double aspect windows and patio doors opening out onto a terrace with beamed ceiling and double doors opening through to the superb open plan kitchen/dining/family room. The kitchen is fitted with a range of matching Shaker style wall and base units which include a range of integrated appliances including twin double ovens, steam oven, fridge freezer, microwave, dishwasher, quartz work surfaces with breakfast bar, fitted sink, induction hob with extractor hood over. There is a dining area with double doors and sitting area with bi-folding doors opening out onto the terrace and dual aspect windows. A door leads through from the kitchen to the utility room which is fitted with a range of units to match the kitchen with shower room with wc. To the ground floor there is also an office/study with built in cupboards and window to the front.

On the first floor there is a wonderful galleried landing with doors to the main bedrooms. The wonderful principle bedroom has doors out onto a part covered balcony with views to Burrow Mump, en-suite with enclosed shower, wc and wash basin and fitted wardrobes. The second bedroom also has an en-suite shower, wc and washbasin and dual aspect windows. There are two further bedrooms both enjoying wonderful views, one with built in wardrobes. The family bathroom is fitted with a contemporary suite including a free-standing bath, double shower cubicle, washbasin and wc.

## OUTSIDE

There is a pillared, electrically operated wrought iron gated entrance leading onto a substantial gravelled hardstanding with parking and turning for a number of vehicles and access to a detached double garage with electrically operated roller door with an adjacent covered store, and timber framed greenhouse to the rear. The front garden includes deep planted herbaceous borders. There are separate electrically operated wooden gates from the driveway leading to a further parking area with a timber clad workshop/garage with up and over door.

The rear gardens are a wonderful feature of the property and have been heavily landscaped to include two paved terraces, herbaceous borders and a number of mature specimen trees and shrubs. The gardens are predominantly laid to lawn and in one corner there is a raised timber viewing deck which enjoys wonderful views over the river and towards Burrow Mump. There is a pedestrian gate which leads to a further area of garden on the river bank.

## SERVICES

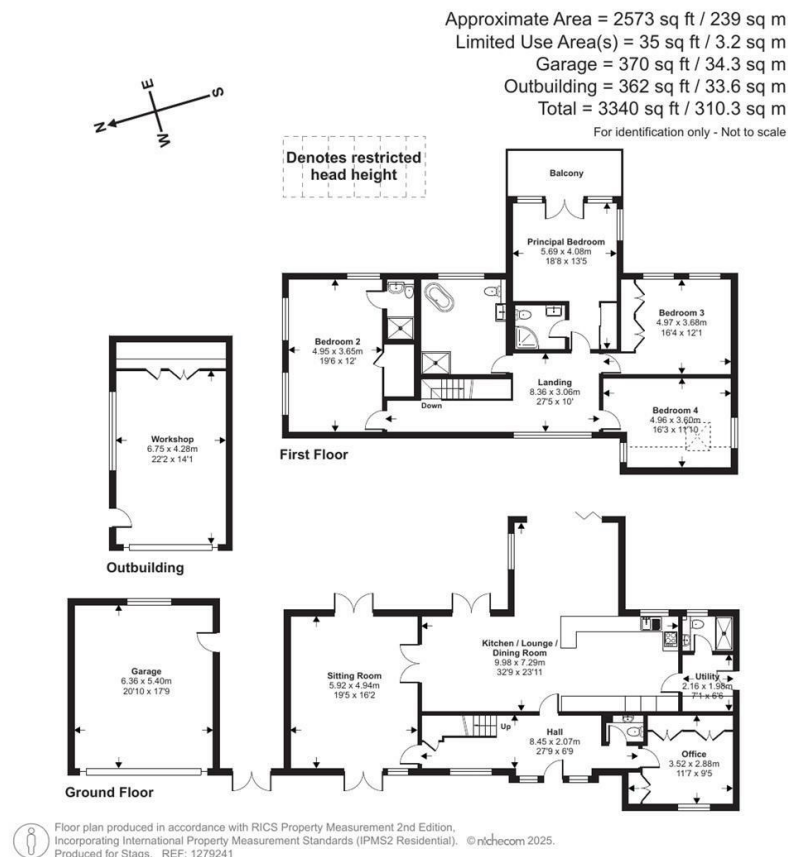
Mains electricity, water. Private drainage - bio treatment plant. Oil fired heating. Superfast broadband available (Ofcom), mobile signal likely available outdoors (Ofcom). Please note the agents have not inspected or tested the services.

## DIRECTIONS

From Taunton head in a easterly direction on the A361 Glastonbury Road and after about 9 miles the village of Burrowbridge will be reached. Turn left at the traffic lights before the river bridge and following this road in a northerly direction and the property will be found on the right hand side after about a quarter of a mile after the village hall.







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		
(54-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

5 Hammet Street, Taunton, TA1 1RZ

taunton@stags.co.uk

01823 256625



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