



Brenworthy House, Lawford, Crowcombe TA4 4AL

welcome to

Brenworthy House, Lawford, Crowcombe

Situated in the popular hamlet of Lawford with stunning countryside views to front and rear is this spacious extended five bedroom semi-detached home, presented in excellent condition and benefiting from attractive mature gardens, ample parking and oversize garage with annexe conversion potential.



Entrance Porch

Timber effect UPVC door to

Entrance Hall

A good size hall with tiled flooring, cloaks hanging space, glazed door to

Inner Hall

Wood effect flooring, stairs to first floor landing, under stairs storage area, radiator, doors to

Lounge

12' 7" x 10' 2" (3.84m x 3.10m)

Feature stone fire place with inset wood burner, three wall light points, television aerial point, coving, double doors to kitchen and archway to

Sitting Room

12' 7" x 10' 2" (3.84m x 3.10m)

Enjoying a dual aspect with double glazed bow window to front with lovely countryside views, double glazed window to side, two wall light points, coving, radiator.

Kitchen/ Dining Room

17' 7" x 9' 8" (5.36m x 2.95m)

Double glazed window and double glazed double doors to rear over looking the rear gardens, attractively fitted range of oak wall and base level units complimented by solid granite work surfaces, recessed one and half bowl sink unit, space for slot in cooker with hood over, plumbing for dishwasher, appliance space for fridge, tiled surrounds, ample space for dining table and chairs, tiled flooring, radiator, return door to entrance hall and door to

Utility Room

12' 3" x 8' 5" (3.73m x 2.57m)

Fitted range of base and wall level units, ample work surfaces with inset stainless steel sink unit, plumbing for washing machine and tumble dryer, tiled floor, tiled splashbacks, double glazed window and door to rear, radiator, door to garage and door to

Cloakroom

Double glazed window to side, white suite of low level WC.

First Floor Landing

Access to part bordered loft with light and ladder, airing cupboard, coving, timber doors to

Bedroom One

15' max x 12' 2" (4.57m max x 3.71m)

Double glazed window to front enjoying far reaching countryside views, fitted wardrobe, wood flooring, coving, radiator, door to

En Suite

Double glazed window to side, white suite comprising fully tiled shower cubicle with Mira Power shower, low level WC, pedestal wash hand basin, heated towel rail, wood flooring..

Bedroom Two

12' 4" x 10' 4" (3.76m x 3.15m)

Double glazed window to front with matching views, fitted wardrobe, television aerial point, coving, radiator.

Bedroom Three

11' 8" x 10' 3" (3.56m x 3.12m)

Double glazed window to rear with far reaching countryside views, wood effect floor, television aerial point, coving, radiator.

Bedroom Four

12' 2" x 9' 1" (3.71m x 2.77m)

Double glazed window to rear with matching views, wood flooring, coving, radiator.

Bedroom Five

8' 4" x 6' 11" (2.54m x 2.11m)

Double glazed window to front with views, also an ideal study, fitted over stairs cupboard, coving, radiator.

Bathroom

Double glazed window to rear with matching views, white suite comprising panel enclosed bath, low level WC, pedestal wash hand basin, tiled surrounds, heated towel rail.

Outside Front Garden

Driveway with gates available providing off street parking for several cars, bordered by mature flower and shrub beds, hedge boundary.

Rear Garden

The rear garden is an attractive feature of the property, enjoying a good degree of privacy with full width patio ideal for Al fresco dining, well stocked with mature specimen plants and shrubs, areas of lawn, assorted soft fruit trees, further sitting area, shed and store to the head of the garden.

Garage

18' 1" x 12' 2" (5.51m x 3.71m)

An oversize single garage with metal up and over door to front, oil fired central heating boiler, solar panel controls and meters, power and light, fitted storage, (The garage in conjunction with the utility room and cloakroom offers great potential for a ground floor Annexe if desired).

Agents Note

Brenworthy House benefits from an outrightly owned solar installation providing subsidised electricity costs and hot water heating, presently the owners pay on average £20 for their monthly electricity bill and receive an annual feed in tariff payment of between £600 - £800 which would be transferred to the intending purchasers of the property.

Council Tax Band E



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welcome to

Brenworthy House, Lawford, Crowcombe

- Spacious Extended Home In The Hamlet Of Lawford
- Two Reception Rooms - Fitted Kitchen/Dining Room
- Utility Room & Cloakroom - Five Bedrooms - Bathroom & En-Suite
- Lovely Countryside Views - Double Glazing - Oil Central Heating
- Large Garage (Conversion Potential) - Low Running Costs

Tenure: Freehold EPC Rating: Awaiting

£550,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH106821 - 0005

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