



**Brenworthy House, Lawford, Crowcombe, Taunton TA4 4AL**

**welcome to**

**Brenworthy House, Lawford, Crowcombe, Taunton**

Situated in the sought after area of Lawford with stunning countryside views to front and rear is this spacious extended Five bedroom semi-detached home, presented in excellent order 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**



**view this property online** [fox-and-sons.co.uk/Property/MIH106821](http://fox-and-sons.co.uk/Property/MIH106821)



welcome to

## Brenworthy House, Lawford, Crowcombe, Taunton

- Spacious Extended Home In Sought After 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: B

offers in the region of

**£550,000**



Please note the marker reflects the postcode not the actual property

view this property online [fox-and-sons.co.uk/Property/MIH106821](https://fox-and-sons.co.uk/Property/MIH106821)



Property Ref:  
MIH106821 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

  
fox & sons



**01643 702281**



[minehead@fox-and-sons.co.uk](mailto:minehead@fox-and-sons.co.uk)



13 The Parade, MINEHEAD, Somerset, TA24 5NL



[fox-and-sons.co.uk](https://fox-and-sons.co.uk)