



**FOR SALE**

**Guide Price £550,000**

**Lower Greenfield,  
Hemvock**





## Lower Greenfield, Hemyock

A beautifully presented substantial detached family home situated in a much sought-after village location and presented in superb decorative order throughout, this superb property boasts 4 bedrooms 1 being en-suite, sitting room, an outstanding kitchen/dining/family room, study, cloakroom, utility room, family bathroom, double glazing, and central heating that is an air source heat pump system, under floor heating downstairs and radiators upstairs, parking, double garage and a fully enclosed garden. Hemyock is a parish situated on the River Culm, in the Blackdown Hills Area of Outstanding Natural Beauty. The village of Hemyock is the largest within the Blackdown Hills and has a long history, with prehistoric remains discovered that date back to 100BC. In the middle ages, the village thrived on producing iron using local iron ore and furnaces. Historic buildings include a church that dates back to the Norman times, a medieval castle, an Elizabethan Chapel at Culm Davy and a pub that dates back to at least 1740. A stunning ornate Victorian water pump takes pride of place in the centre of the village. The parish is surrounded by picturesque scenery offering an array of tranquil countryside landscape with valleys, springs and woodland.









Accommodation  
Front door opening to:-

#### Entrance Hall

With stairs to first-floor accommodation with under stairs storage cupboard, ceiling light and 2 spotlights, doors to:-

#### Cloakroom

With a wash hand basin with tiled splash back, low-level WC, tiling to splash prone areas, extractor fan, 2 ceiling lights.

#### Sitting Room

c.22'7 into bay x 11'1 (6.88m x 3.37m)

With a double glazed bay window to the front aspect and glazed doors obtaining borrowed light from the kitchen/dining/family room, television point, 2 ceiling lights.

#### Study

c.10'7 x 7'3 (3.22m x 2.20m)

With a double glazed window to the front aspect, ceiling light.

#### Kitchen/Dining/Family Room

c.27'8 x 13'3 (8.43m x 4.03m)

With double glazed window and 2 double glazed patio doors to the rear garden, fitted units comprising both floor and wall mounted storage cupboards and drawers, with working surfaces incorporating a 1&1/4 bowl single drainer stainless steel sink unit with mixer tap, built-in electric double oven, microwave and a 4 ring induction hob with extractor cooker hood over, built-in dishwasher, tiling to splash prone areas, 13 spotlights and a ceiling light, door to:-







#### Utility Room

c.8'5 x 5'5 (2.56m x 1.65m)

With double glazed door to the side aspect, wall and floor mounted storage cupboards, working surface incorporating a 1&1/4 bowl single drainer stainless steel sink unit with mixer tap, space and plumbing for a washing machine, space and point for a tumble dryer, tiling to splash prone areas.

#### Landing

With a double glazed window to the front elevation enjoying far reaching countryside views, radiator, access to the loft space, airing cupboard housing a hot water cylinder, 2 ceiling lights, doors to:-

#### Bedroom 1

c.13'8 x 11'11 >9'9 (4.16m x 3.63m > 2.97m)

With a double glazed window to the rear elevation, a range of built-in wardrobes and drawers, radiator, 2 ceiling lights, door to:-

#### En-Suite Bathroom

With a double glazed window to the rear elevation, a suite comprising of a bath, wash hand basin, low-level WC, fully tiled shower cubicle, tiling to splash prone areas, heated towel rail, extractor fan, and 4 spotlights







#### Bedroom 2

c.12'6 x 11'2 (3.81m x 3.40m)

With a double glazed window to the rear elevation enjoying far reaching countryside views, radiator, range of built-in wardrobes and drawers, ceiling light.

#### Bedroom 3

c.10'6 x 10' (3.20m x 3.04m)

With a double glazed window to the rear elevation, built-in wardrobe, radiator, ceiling light.



#### Bedroom 4

c.11'2 x 8'1 (3.40m x 2.46m)

With a double glazed window to the front elevation again enjoying far reaching countryside views, radiator, ceiling light.

#### Family Bathroom

With a double glazed window to the side elevation, a suite comprising of a bath, wash hand basin, low-level WC, fully tiled shower cubicle, heated towel rail, shaver socket, extractor fan, 4 spotlights.



## Outside

To the front of the property there is a garden boarded by hedgerow, and to the side is a brick paved driveway providing ample parking and giving access to a double garage, with electrically operated door, power, lighting and a personal door to the rear garden. The rear garden is fully enclosed and boasts a generously proportioned patio with a side access gate; the garden enjoys a good sized lawn with a variety of mature shrubs, flowers and trees, outside lighting and water supply.

Construction: - Brick under a tiled roof with double glazing.

Utilities: - Mains electric, water and drainage.

Flood Risk: - Surface very low, river and sea very low.

Primary School Catchment: - Hemyock Primary.

Secondary School Catchment: - Uffculme Secondary School.







### Directions

As you drop down into Hemyock proceed through the village, pass the post office and church and follow the road round to the right, take the second left into Parklands, then right into Lower Greenfields.

### Please note the following:

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

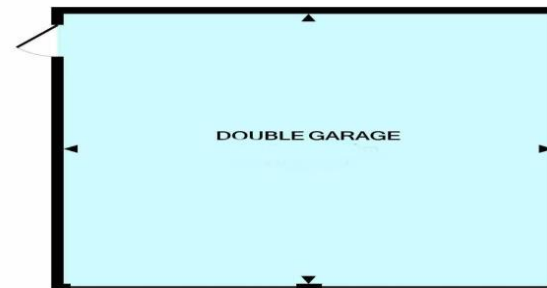
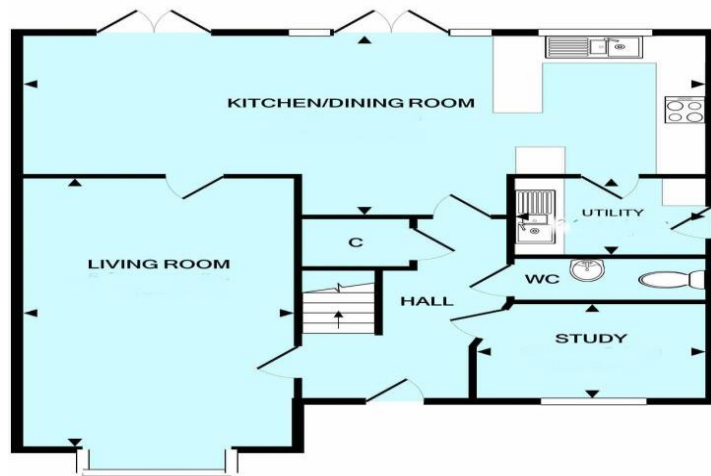
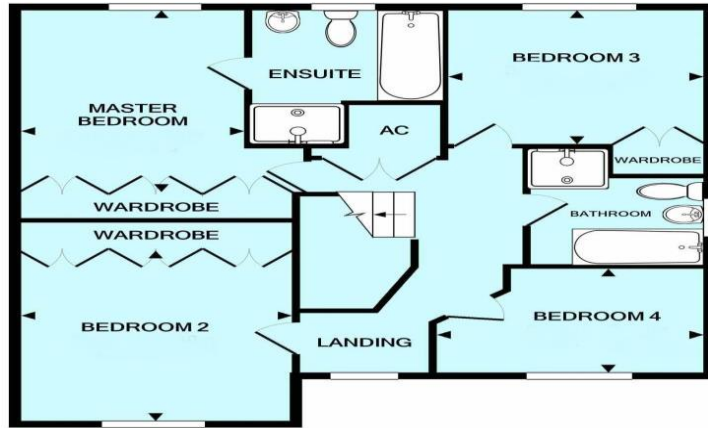
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		93
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



# Lower Greenfield, Hemyock



Viewing strictly by appointment call 01823 336 103

Monday - Friday 9.00am - 5.30pm  
Saturday 9.00am - 4.00pm

TRG Lawrence & Son, 4 Station Road, Taunton, Somerset TA1 1NH

[www.trglawrenceandson.co.uk](http://www.trglawrenceandson.co.uk)

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