



Sunnybrook, Lower Street



Sunnybrook, Lower Street

West Chinnock, Crewkerne, Somerset TA18 7PT

Crewkerne 3 miles. Railway Station 4 miles. Yeovil 7 miles. A303 2.5 miles.

An extended four bedroom semi-detached house with a range of outbuildings including garaging/workshop/studio which would be ideal for running a business from home. EPC Band D

- Extensive Parking and Garaging
- Two Reception Rooms and Conservatory
- Four Bedrooms, One En Suite and Family Bathroom
- Enclosed Garden
- Council Tax Band D
- Large Workshop/Studio ideal for running a business from home
- Kitchen/Breakfast Room
- Hallway and Cloakroom
- Freehold

Guide Price £480,000

SITUATION

Sunnybrook is situated within this popular village and within walking distance of the village pub and primary school. A short journey away is the market town of Crewkerne which offers an excellent range of shopping, recreational and scholastic facilities, including a Waitrose supermarket and leisure centre with Gym and indoor swimming pool. The railway station is also located nearby offering a regular rail service to Exeter and London Waterloo. The A303 is within 2.5 miles providing easy links to London and the South West.

DESCRIPTION

Sunnybrook comprises an extended four bedroom semi-detached house constructed principally of reconstituted stone and is set beneath a tiled roof. It benefits from uPVC double glazed windows and doors throughout, together with oil fired central heating. The accommodation has been extended to provide a principal bedroom with en suite, along with a substantial double garage/workshop beneath, approached through electric up and over doors to both the front and rear, allowing vehicular access to the rear garden and a continuation of the driveway to a substantial garage/workshop/studio with mezzanine floor and additional outbuildings within the garden.



ACCOMMODATION

Entrance porch with uPVC door to entrance hall with stairs rising to the first floor, glazed door to sitting room with window to front, four wall light points, glazed door to kitchen and wood laminate flooring which runs through to the dining room, via an archway which has four downlighters, a Velux roof light, two wall lights and patio doors to the conservatory. This is glazed on three sides together with french doors to the garden. Leading off the dining room is a coats cupboard which leads through to a cloakroom with low level WC, wash hand basin and window to rear. The kitchen/breakfast room is comprehensively fitted comprising; single drainer stainless steel sink with mixer taps over, adjoining worktops with a range of floor and wall mounted cupboards and drawers, breakfast bar together with ceramic hob with extractor hood over, oven and grill. Velux roof light, two openings to the dining room, space and plumbing for washing machine and dishwasher, tiled floor and stable door to the garage. Boiler cupboard housing the Grant oil fired boiler, along with shelving and a useful understairs cupboard.

Landing with linen cupboard and slatted shelving. Trap access to the roof void. Bedroom one with views from two aspects and trap access to the roof void. En suite shower room comprising; large walk-in shower, low level WC, pedestal wash hand basin, heated towel rail and window to rear. Family bathroom comprising; P-shaped jacuzzi bath with shower over, pedestal wash hand basin and low level WC, heated towel rail, shaver socket and window to rear. Bedroom two with window to rear and fitted shelving, wardrobe with hanging rail and shelf. Bedroom three with window to front, wardrobe with hanging rail and shelf. Bedroom four with window to front, cupboard over the stairwell with hanging rail and shelf.

OUTSIDE

To the front of the property is a gated and fenced driveway leading onto a large tarmac drive providing ample parking and turning, along with access to the large double garage/workshop which is approached through electric up and over doors at both ends and benefits from power, light and water, tumble dryer vent and personal door to side. Beyond this garage is a further concreted area and continuation of the driveway leading to a substantial garage/workshop/studio which is constructed principally of wood and steel panels, contained beneath a steel roof. It is partly clad in timber and is approached through two sliding doors. It benefits from a reinforced concrete floor, power and light, sink and separate WC. There is also a mezzanine for additional storage. This is a fantastic building and could be utilised in so many different ways. To the side of the building is a lean-to area with racking and to far side, metal gates open into a further storage area and lock-up workshop which measures 16ft x 10ft and is connected with power and light.

The rear garden is fenced benefitting from a paved patio area and lawned garden, together with a further covered area which once housed a hot tub and benefits from power and light. To the side of the garage can be found the oil tank.

VIEWINGS

Strictly by appointment through the vendor selling agent. Stags, Yeovil office, telephone 01935 475000.

SERVICES

Mains water, electricity and drainage are connected. Oil fired central heating.
Broadband Availability: ADSL under 24 Mbps Superfast 24 - 100 Mbps (ofcom)
Mobil Availability: EE and Three (ofcom)

DIRECTIONS

From the A303 follow the A356 towards Crewkerne and take the 4th available left hand turning signposted West Chinnock. Continue along this lane for approximately 1 mile and on entering the village, Sunnybrook will be seen on the left hand side, clearly identified by our For Sale board.

FLOOD RISK STATUS

Medium risk (environmental agency)



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			
(55-68) D		67	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

4/6 Park Road, Yeovil,
Somerset, BA20 1DZ

yeovil@stags.co.uk

01935 475000

Approximate Area = 1960 sq ft / 182 sq m (includes garages)
 Garage1 = 668 sq ft / 62 sq m
 Outbuilding = 196 sq ft / 18.2 sq m
 Total = 2824 sq ft / 262.3 sq m
 For identification only - Not to scale

Ground Floor

- Shed: 4.95 x 3.63m (16'3" x 11'11")
- Conservatory: 3.73 x 3.28m (12'3" x 10'9")
- Dining Room: 3.58 x 2.84m (11'9" x 9'4")
- Kitchen: 5.28 x 2.46m (17'4" x 8'1")
- Sitting Room: 7.04 x 4.32m (23'1" x 14'2")
- Garage 1: 9.71 x 4.11m (31'10" x 13'6")
- Garage 2: 9.71 x 4.11m (31'10" x 13'6")

First Floor

- Bedroom 1: 5.92 x 4.19m (19'5" x 13'9")
- Bedroom 2: 3.20 x 2.62m (10'6" x 8'7")
- Bedroom 3: 3.12 x 2.97m (10'3" x 9'9")
- Bedroom 4: 2.79 x 2.18m (9'2" x 7'2")

Outbuilding

- Garage 1 / Workshop: 9.71 x 6.40m (31'10" x 21')

Ground Floor

First Floor

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1153731