



Westside House, Shells Lane



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Shepton Beauchamp, Ilminster, Somerset TA19 0LX

Ilminster 4 miles. South Petherton/A303 2 miles. Yeovil 13 miles.

An individually designed and energy efficient four bedroom detached house, quietly tucked away and set within attractive gardens, together with extensive parking and detached double garage. EPC Band B.

- Popular Village
- Individually Designed Home
- Hallway and Shower Room
- Spacious Sitting Room
- Superb Kitchen/Dining/Family room
- Four Double Bedrooms, Two En Suites with a Family Bathroom
- Extensive Parking and Double Garage
- Private Gardens
- Freehold
- Council Tax Band

Guide Price £735,000

SITUATION

Westside House is situated just off Shell's Lane close to the village centre of this very popular village. The village includes just over 300 homes and has excellent local facilities including popular village pub, local shop with small café, parish church, hairdressers and a small popular primary school. There is a village hall that serves the community well with many organised activities. The well known national trust property of Barrington Court is within a mile of the property. South Petherton is within 2 miles where a greater range of facilities can be found together with easy access to the A303. The larger towns of Ilminster, Crewkerne, Yeovil and Taunton are all within easy reach.

DESCRIPTION

Westside House comprises an individually designed and energy efficient house constructed principally of Hadspen stone, quarried at Castle Cary and is contained beneath a tiled roof. The property benefits from wooden double glazed windows and doors throughout, together with oil fired central heating with underfloor heating on the ground floor and radiators to the first floor. The accommodation offers well proportioned rooms with large window openings, allowing for light to flood into the property. The majority of the ground floor has attractive tiled floors with carpeting to the sitting room. Within the heart of the house is a spacious kitchen/living/dining room along with an adjoining utility and shower room. On the first floor can be found four double bedrooms, two with en suite shower rooms, together with a family bathroom. Outside the property benefits from extensive off road parking and turning together with a detached double garage with six PV panels together with private enclosed gardens.



ACCOMMODATION

Tiled entrance porch with glazed door leading to the entrance hall which is spacious with tiled flooring, stairs rising to the first floor with glass balustrade, along with display niche beneath and useful under-stairs cupboard. Shower room with large shower, vanity unit with inset wash hand basin and low level WC, tiled floor and heated towel rail. Spacious sitting room and enjoys views from two aspects including glazed french doors leading to the garden, Stovax inset woodburner with a marble hearth with tiled surround and display shelf to side. From the hallway a glazed door leads into the inner hall with utility room comprising single drainer sink unit with mixer taps over, adjoining worktops with a selection of cupboards beneath. Space for washing machine, glazed door to side and boiler cupboard housing the Grant oil fired boiler. The adjoining kitchen/living/dining room is spacious and enjoys views from three aspects including two pairs of glazed french doors. Single drainer sink unit with mixer taps over, adjoining Quartz worktops with an excellent range of floor and wall mounted cupboards and drawers, along with a matching island unit. Built in Neff appliances including, induction hob, twin double oven and grill, together with a dishwasher. There is plenty of room for a table, chairs and a sofa.

On the first floor is a light and airy landing with window to side and trap access to the roof void. Airing cupboard housing the pressurised hot water system and slatted shelving. Bedroom one with views from two aspects together with fitted wardrobes and an adjoining en suite shower room comprising; shower cubicle, vanity unit with inset wash hand basin, illuminated wall mirror, low level WC and heated towel rail. Family bathroom comprising; panelled bath with shower attachment and large shower cubicle. Low level WC, vanity unit with inset wash hand basin, illuminated wall mirror and heated towel rail. Bedroom two with views from two aspects, large cupboard with shelving and fitted wardrobe. Adjoining en suite shower room with shower cubicle, vanity unit with inset wash hand basin, heated towel rail and tiled floor. Bedroom three with views from two aspects and fitted wardrobes. Bedroom four with window to front with shutters and fitted wardrobe with adjoining desk/dressing table.

OUTSIDE

The property is approached over an initial shared driveway which leads to two further properties. Tarmac drive leads around to the side of the property which is protected by a stone wall with two outside courtesy lights leading to a large parking/turning area and access to the detached double garage constructed of brick exterior elevations and contained beneath a tiled roof with six PV panels. The garage is approached through twin metal up and over doors and is connected with power and light, along with built in shelving and loft access providing additional storage. Personal door with window to side. To the side of the garage can be found the concealed oil tank together with space for bins and a gravelled parking area. Gateway leads to the rear garden with a large sun terrace which is the entire length of the house, again with outside courtesy lights and adjoining lawned garden with well stocked flower and shrub borders and a magnificent Maple tree. The gardens are particularly private and are bounded by Beech hedging, timber fencing and some post and rail fencing. To the front of the property is a further lawned garden together with a paved pathway leading to the front door.

SERVICES

Mains water, electricity and drainage are connected. Oil fired central heating.
Broadband : ADSL under 24 Mbps Superfast 24 - 100 Mbps (ofcom)
Mobile : EE, Three and O2 (ofcom)

VIEWINGS

Strictly by appointment through the vendors selling agents, Stags, Yeovil office. Telephone 01935 475000

DIRECTIONS

From Hayes End roundabout on the A303 at South Petherton take the exit passing the petrol station and continue to the next roundabout. From here continue straight over taking the next turning right signposted Shepton Beauchamp and Barrington. Continue for approximately 1 ½ miles then turn right into the village. Continue through the village passing the pub on your left hand side and shortly afterwards, take the next turning left into Shells Lane. Take the first driveway on the left hand side and continue up the shared drive whereupon Westside House will be seen on the left side.

FLOOD RISK STATUS

Very Low



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.



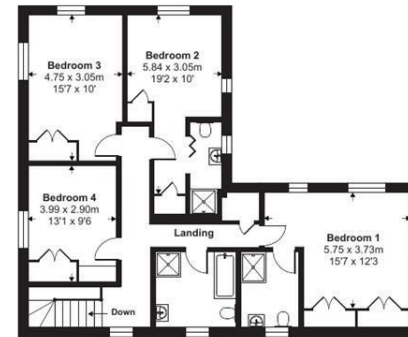
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

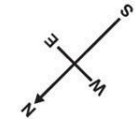
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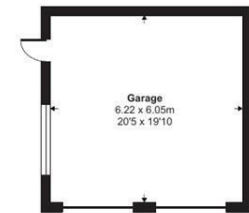
Approximate Area = 2061 sq ft / 191.4 sq m
Garage = 400 sq ft / 37.1 sq m
Total = 2461 sq ft / 228.6 sq m
For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1177761



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