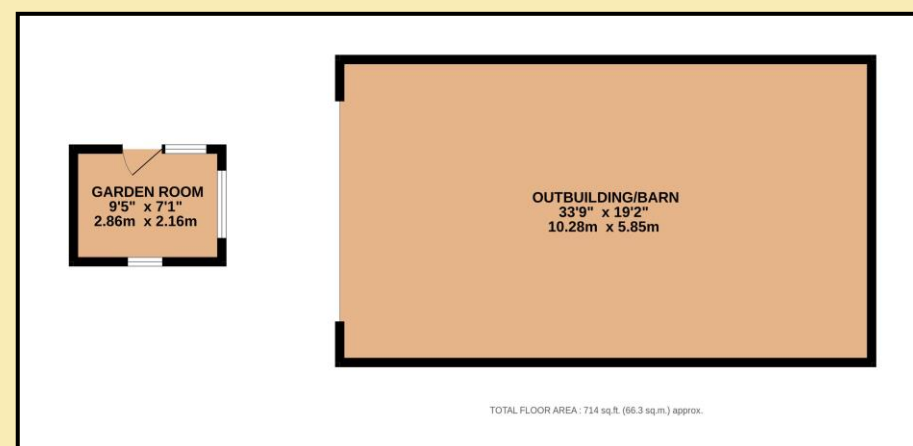




Outside

The property is located on the very edge of Long Load, backs onto fields and enjoys superb far reaching countryside views. Approached via a long driveway leading to off road parking for multiple vehicles. The gardens are a stunning feature, large, mature and enjoy a high degree of privacy. The front garden is mainly laid to lawn and enclosed by timber fencing and hedging.

The rear garden benefits from areas for seating, raised flower beds, large formal lawn and a good variety of further storage sheds, log store, greenhouse, the garden room and barn. As you wander through the garden there is a small orchard of apple trees and onwards to a wooded area with mature trees.

Tenure: Freehold

Council Tax: Band D

Energy Performance Rating: Band C (76)

Services: Mains Electric, Water and Drainage. Oil Fired Heating. Leased Solar Panels.

Viewing

Strictly by appointment only via sole selling agent Tarr Residential on 01460 68890 or at 35 Fore Street, Chard, Somerset TA20 1PT.

Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The Fixtures, Fittings and Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale



Guide Price: £685,000
Fairlight, Martock Road, Long Load,
Nr Martock, Somerset TA10 9LG

Fairlight, Martock Road,
Long Load, Nr Martock,
Somerset TA10 9LG

Guide Price: £685,000

- Superb Detached Bungalow
- Edge of Hamlet with Panoramic Views
- 3 Double Bedrooms, 2 En-Suite Shower Rooms
- Updated Fitted Kitchen & Dining Room
- Sitting Room & Conservatory
- Spacious Inner Hallways & White Suite Shower Room
- Double Glazing & Oil Fired Heating
- Off Road Parking for Multiple Vehicles
- Extensive Large Mature Gardens with further Wooded Area and Orchard
- Range of Outbuildings/Barn, Stores & Garden Room

Fairlight is a delightful 3 double bedroom detached bungalow with panoramic countryside views all set on the very edge of the sought after Hamlet of Long Load near Martock. The grounds are extremely extensive and include a large front garden and driveway, mature rear gardens adjoining open fields with a variety of stores, sheds, garden rooms and a very useful outbuilding/barn (33ft x 19ft). The grounds extend to include an orchard and further woodland area towards to end of the plot. The property comprises, two entrance porches, good size inner hallway, updated kitchen, dining room, sitting room, conservatory, further reception room/study area, two en-suite shower rooms and further shower room. Double glazing, solar panels, oil fired heating.



Approach
The property is located on the very edge of Long Load and is approached via the long drive leading to the generous off road parking area with space for multiple vehicles. A part double glazed front door opens to:

Entrance Porch & Hall
The porch benefits from double glazed windows to the front and side aspects and a further door opens to the hall housing the oil fired boiler and wood effect laminate flooring continues through to:

Inner Hall
A spacious inner hall with a built-in storage cupboard and a smoke detector. Door to:

Kitchen: 15' 0" x 11' 7" (4.58m x 3.52m) (max)
Updated with a modern range of light fronted 'shaker' style wall and base units, roll edge worktops over and all complemented by tiled splash backs. Inset stainless steel one and a half bowl and drainer with mixer tap over. Built-in ceramic hob with a stainless steel chimney style extractor over and a separate Neff high level oven. Space and plumbing for both a dishwasher and washing machine. Built-in fridge and freezer and a further under counter appliance space. Island feature. Two double glazed windows to the rear aspect overlooking the neighbouring fields, wall mounted radiator, laminate flooring, recessed ceiling spotlights and a glazed panel into the hall.

Dining Room: 12' 8" x 11' 7" (3.87m x 3.52m)
Double glazed window to the rear aspect, wall mounted radiator and a coved ceiling. Door to:

Side Porch: 8' 0" x 3' 3" (2.44m x 1.00m)
With a built-in storage cupboard and a door opening to outside.

Sitting Room: 22' 3" x 10' 11" (6.79m x 3.34m)
Two double glazed windows to the rear aspect and a feature fireplace with an inset multi fuel burner. Wall mounted radiators, TV point, exposed ceiling beams and coving. Double doors opening to:

Conservatory: 15' 5" x 10' 10" (4.70m x 3.30m)
Located at the front of the property maximising views over the front garden and superb countryside beyond. Constructed off low brick built walls with uPVC double glazed sealed units and glass roof over. Double glazed french doors opening to outside. Fitted vertical window blinds, power points and a wall mounted radiator.

2nd Inner Hall
A second spacious inner hall with a built-in storage cupboard and doors to:

Bedroom 1: 17' 9" x 11' 1" (5.41m x 3.38m) (max)
A dual aspect room with double glazed windows to the side and front. Two built-in wardrobes and a wall mounted radiator. Door to:

En-Suite: 10' 11" x 8' 0" (3.34m x 2.45m) (max)
Fitted with a white four piece suite comprising; double cubicle with a glass screen, door and wall mounted electric shower over. Vanity unit with an inset wash hand basin with taps over and a storage cupboard below. Bidet and a low level WC with a concealed cistern. Obscure double glazed window to the side aspect, part tiled walls and a wall mounted heated towel rail.

Bedroom 2: 13' 2" x 13' 0" (4.02m x 3.95m) (max)
Double glazed window to the front aspect, wall mounted radiator and a coved ceiling. Door to:

En-Suite: 6' 11" x 3' 11" (2.11m x 1.20m)
Fitted with a white three piece suite comprising; square cubicle with a glass screen, door and a wall mounted electric shower over. Wash hand basin and a low level WC.

Bedroom 3: 11' 11" x 9' 10" (3.64m x 3.00m)
Double glazed window to the side aspect, feature decorative fireplace, wall mounted radiator and a picture rail.

Shower Room: 9' 7" x 4' 11" (2.91m x 1.51m)
Fitted with a white three piece suite comprising; double cubicle with a glass screen, door and wall mounted electric shower over. Vanity unit with an inset wash hand basin over and storage cupboard below. Low level WC. Three obscure double glazed windows, part tiled walls and a wall mounted radiator.

Outside Stores
Accessed from the side porch or externally from the off road parking area. Two good size stores and an open storage area.

Garden Room: 9' 5" x 7' 1" (2.86m x 2.16m)
An attractive stone built garden room located in the rear garden with a pitched and tiled roof, double glazed windows to the front and side aspects and a part double glazed door.

Outbuilding/Barn: 33' 9" x 19' 2" (10.28m x 5.85m)
A great size open outbuilding/barn ideal for storage located to the rear of the property.

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