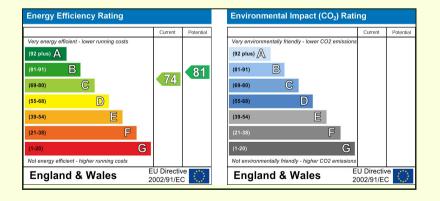




An impressive 5/6 bedroom detached 1930's family home on the outskirts of the desirable village of Tytherleigh. In need of some work the property, which sits in a plot of nearly half an acre in total, comprises: Entrance hall, reception room leading into the conservatory, study/bedroom 6 (with WC and hand basin), kitchen/breakfast room, dining room, gym, downstairs shower room, 5 bedrooms upstairs with a further 3 bathrooms, 38ft garage, ample parking, gardens and grounds.

The village of Tytherleigh lies just 3 miles South of Chard. The village is made up of a pretty mix of period and some more modern properties. It boasts a well regarded public house, farm shop, cafe and the Axminster to Taunton bus service. Chard and Axminster both offer a wider range of shopping facilities. The World Heritage Jurassic Coast and Lyme Regis is just 8.5 miles distant.





A SUBSTANTIAL DETACHED HOUSE

• STUNNING VIEWS TO THE REAR

SITTING ROOM/CONSERVATORY

KITCHEN/BREAKFAST ROOM WITH AGA

• GROUND FLOOR BEDROOM/STUDY WITH WC

SHOWER ROOM

• 5 FIRST FLOOR BEDROOMS

• 2 ENSUITES AND A FURTHER FAMILY BATHROOM

GAS CENTRAL HEATING

• LARGE GARDENS AND GARAGE/PARKING

#### SITUATION

Set well back from the road on the edge of the pretty village of Tytherleigh.

#### TO THE FRONT

The house is approached via a private driveway leading to parking for multiple vehicles and the generous garage.

## **PORCH**

Sliding door to outside, door to entrance hall.

# ENTRANCE HALL

Door to the front, stairs to the 1st floor landing, 1 x radiator.

# RECEPTION ROOM

16'8" x 15'5" (5.1m x 4.7m)

Bi-fold doors through to the impressive conservatory, solid wood floor, TV point, wood burning stove, 1 x radiator.

## CONSERVATORY

15'5" x 15'7" (4.72m x 4.76m)

Ceramic tiled floor, French doors out to the patio and garden.

# KITCHEN/BREAKFAST ROOM

15'1" x 9'10" (4.6m x 3m)

Windows to the side and rear, tiled floor, a range of wall and base storage units, gas fired AGA, integral electric oven and 4 ring gas hob, space and plumbing for an American style fridge/freezer, 1 1/2 bowl sink with drainer and mixer tap.

# DINING ROOM

15'8" x 15'1" (4.8m x 4.62m)

Bay window to the front, door to the side, fireplace with brick surround, TV point, hatch to kitchen, 1 x radiator.

## STUDY/BEDROOM 6

13'1" x 9'8" (4m x 2.95m)

Bay window to the front, TV point, built in wardrobe, WC and hand basin, 1 x radiator.

# **GYM**

11'5" x 9'8" (3.5m x 2.97m)

Sliding doors out to the garden, tiled flooring, built in storage and pantry area.

## SHOWER ROOM

Window to the rear, sit down shower, WC, basin, under stairs cupboard, 1 x radiator.

# 1ST FLOOR LANDING

Window to the rear, hatch to loft space.

## BEDROOM 1

16'4" x 15'8" (5m x 4.8m)

Bay window to the front, built in wardrobe, 1 x radiator.

## **BEDROOM 2**

15'3" x 11'8" (4.67m x 3.56m)

Window to the rear, 1 x radiator.

#### ENSUITE

Shower cubicle, WC, pedestal basin, heated towel rail, extractor fan.

### **BEDROOM 3**

13'3" x 13'1" (4.06m x 3.99m)

Bay window to the front, built in wardrobes, TV point, 1 x radiator.

## **ENSUITE**

Shower cubicle, WC, pedestal basin, heated towel rail, extractor fan.

#### **BEDROOM 4**

 $9'8'' \times 9'4'' (2.95m \times 2.87m)$ 

Window to the front, built in wardrobe, 1 x radiator.

# **BEDROOM 5**

9'10" x 8'11" (3.02m x 2.74m)

Window to the side, 1 x radiator.

#### FAMILY BATHROOM

2 windows to the rear, bath with shower over, WC, bidet, basin with vanity unit, heated towel rail, 1 x radiator.

#### **GARAGE**

38'2" x 12'4" (11.64m x 3.78m)

Electric door to front, lighting and power.

# GARDENS AND GROUNDS

The extensive gardens offer lots of scope to a purchaser. The patio leads down some steps to the main lawn, with mature trees, fruit trees and an array of flowering plants. There is a timber summerhouse to one side. To the side of the property you will find a generous vegetable patch which then leads back round to the front of the house and the parking areas.

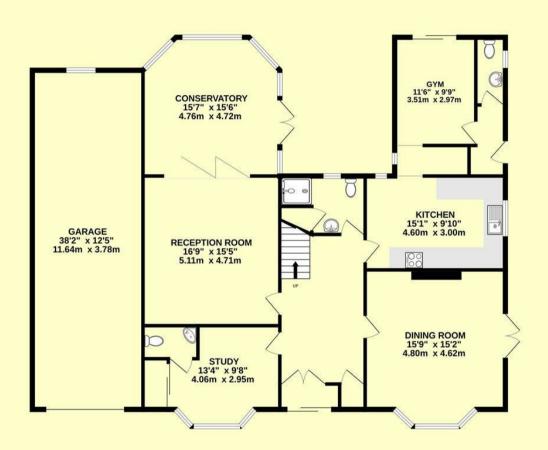
# **LOCAL AUTHORITY**

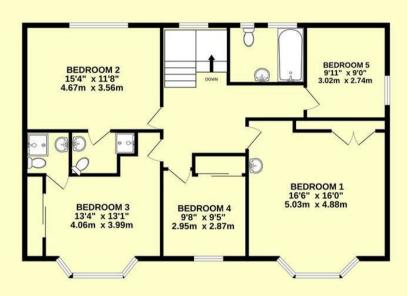
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#### **SERVICES**

Mains gas, water and electricity are connected to the property, private drainage.

GROUND FLOOR 1ST FLOOR





# TOTAL FLOOR AREA: 3146sq.ft. (292.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# Directions -

From our offices in Chard, head out on the A358 towards Axminster. Continue on this road for just over 3 miles and you will reach Tytherleigh. The property can be found on the left hand side, before the farm shop, market by a Derbyshire's For Sale board. What 3 Words ///spurted.wool.sizing







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