



Rowan Cottage Great House Street, Timberscombe, TA24 7TQ

£599,950

Situated in the popular Exmoor village of Timberscombe is this spacious detached home with a self-contained annex, gardens including a stream fed lake, range of outbuildings and a detached triple garage. No onward chain. Council Tax Band A for Annex and E. for Main property.

Entrance Porch

Double glazed with double doors to front and double glazed door to;

Entrance Hall

A spacious hall with timber staircase to first floor landing, wood flooring, wall light points.

Cloakroom

White suite comprising low level w.c., wash hand basin, tiled splashback and extractor fan.

Lounge 15'8" x 15'1" (4.80m x 4.60m)

Dual aspect with double glazed window to rear and double glazed sliding patio doors to garden room, fireplace with multi-fuel stove, wooden flooring, electric radiator.

Sun Room 13'5" x 11'1" (4.10m x 3.40m)

Double glazed windows and double doors overlooking the decking, gardens and lake beyond, wood flooring.

Dining Area 13'9" x 10'5" (4.20m x 3.20m)

Open plan from entrance hall, again enjoying a dual aspect with double glazed windows to side and rear, wood flooring, electric radiator.

Study 9'6" x 9'6" (2.90m x 2.90m)

Double glazed window to front, display shelving/storage, wood flooring, electric radiator.

Kitchen 13'8" x 9'10" (4.17m x 3.00m)

Double glazed window to front, fitted with a range of cream wall and base level units complimented by solid wood worksurfaces incorporating inset one and half bowl ceramic sink unit with mixer tap, inset four ring hob with hood over and oven below, space and plumbing for dishwasher, matching peninsular breakfast bar, under unit lighting, oak flooring, double glazed door to;

Boot Room

Door to front and double glazed window and door to rear garden, appliance space for fridge and freezer, tiled flooring.

Shower Room

Double glazed window side, glazed shower cubicle with electric shower, wash hand basin, cloaks hanging space, double glazed door to;

Utility Room 9'10" x 8'3" (3.00m x 2.52m)

With doors to front and rear gardens, plumbing for washing machine, useful storage area.

First Floor Landing

Spacious part galleried landing with velux window to front, ample space for desk and chair, shelved storage cupboard, access to loft space, doors to;

Bedroom 1: 13'5" x 10'5" (4.10m x 3.20m)

Dual aspect with double glazed windows to side and rear enjoying views over the lake, two fitted double wardrobes, wood flooring, door to;

En-Suite Shower

Velux window to rear, glazed enclosed shower cubicle with electric shower, low level w.c. and wash hand basin, dimplex fan heater and electric heated towel rail.

Bedroom 2 11'1" x 9'10" (3.40m x 3.00m)

Bedroom 3 9'10" x 9'6" (3.00m x 2.90m)

Annexe 21'3" x 15'5" (6.50m x 4.70m)

A self-contained studio with double glazed window and door to front, double glazed window and doors opening onto decking adjoining the lake, wooden flooring throughout, fitted kitchen with a range of wall and base level units with wood effect worksurfaces, inset one and half bowl sink unit, fitted double wardrobe - En-Suite Double glazed window to front, glazed shower cubicle, low level w.c. wash hand basin, wooden flooring.

Bathroom

Velux window to rear, White suite comprising panel enclosed bath with shower over, low level w.c. pedestal wash hand basin, fan heater and electric heated towel rail, tiled surrounds, shelved airing cupboard with hot water tank.

Gardens

To the front of the property there is a gravel driveway and parking area of off street parking for several vehicles, to the side of the garage is an additional area with raised planters which could be utilised for further parking or hardstanding for boat/caravan/motorhome. The two properties beyond Rowan Cottage have a right of way over the driveway. To the rear of the property there are decking and patio area's adjoining the lake, the gardens extend to the side and rear of the lake with greenhouse, studio (in need of modernisation) and workshop. The former fishery lake is included wholly within the title of Rowan Cottage and is a freshwater stream fed lake, there is a sluice gate within the gardens to control the lake levels if required.

Triple Garage

Located opposite the house with up and over door and two sets of sliding doors, personal door to front, power and light.

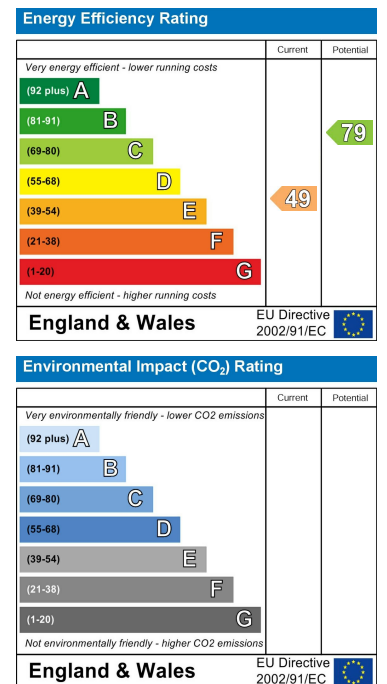
Floor Plan



Area Map



Energy Efficiency Graph



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