



# Olive

ESTATE AGENTS



## 4 Church Lane, Lympsham, Somerset BS24 0DS £1,270,000

\*\*\* ABSOLUTELY SPECTACULAR DETACHED FAMILY HOME \*\*\* HUGELY EXTENDED AND MODERNISED THROUGHOUT \*\*\* HUGE GARDEN WITH VAST ALFRESCO / ENTERTAINING TERRACE \*\*\* LONG, PRIVATE DRIVEWAY WITH ROUNDABOUT, CAR-PORT AND VEHICULAR ACCESS TO THE REAR \*\*\* FRONT TO BACK LIVING ROOM \*\*\* HUGE KITCHEN / DINING & FAMILY ROOM WITH A WALK IN PANTRY \*\*\* BAR AND ENTERTAINING ROOM \*\*\* LARGE PLAYROOM \*\*\* SEPARATE OFFICE \*\*\* LARGE UTILITY ROOM \*\*\* CLOAKROOM \*\*\* PLANNING PERMISSION FOR A LARGE DETACHED GARAGE WITH HOME GYM / HOME OFFICE / CINEMA ROOM ETC ETC ABOVE \*\*\* EPC B \*\*\* COUNCIL TAX BAND F \*\*\*

### Entrance

Access through a double glazed composite door with matching side panels. Ceiling spotlights, wood effect vinyl flooring, wooden glazed door with matching side panel leading through to the entrance hall.



### Entrance Hall

With ceiling spotlights, wood effect vinyl flooring, radiator, stairs leading to the first floor with understairs storage cupboard, doors to the living room, inner hallway, office and cloakroom.

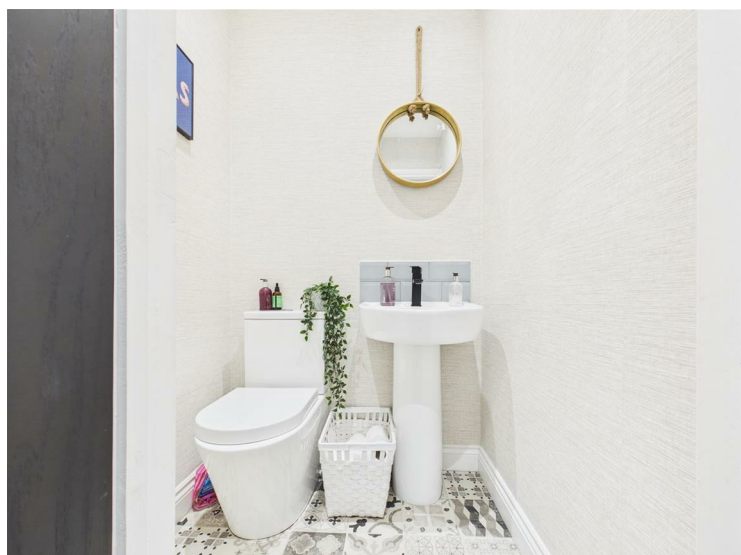


### Cloakroom

With ceiling spotlights, extractor fan, tiled effect vinyl flooring, low level wc, wash hand basin, tiled splashbacks.

### Inner Hallway

Ceiling light, wood effect vinyl flooring, opening into the kitchen/family areas, further opening into the play room and door into the Utility room.



### Play Room

A good sized front aspect room with UPVC double glazed windows, ceiling light, radiator.

### Office

A rear aspect room with UPVC double glazed windows, ceiling spotlights, wood effect vinyl flooring, radiator.



### Living Room

A fabulous sized front to back room with UPVC double glazed windows to the front and UPVC double glazed sliding patio doors to the rear, ceiling spotlights, two radiators, feature wooden panelling, feature electric fire place.

### Utility

A very good sized rear aspect room with UPVC double glazed windows, ceiling spotlights, feature vertical radiator, wood effect vinyl flooring. Fitted with a range of base and eye level units with marble effect square edge work surfaces, one bowl stainless steel sink,

cupboard housing gas fired combination boiler, built in fridge and freezer, built in double oven, space and plumbing for washing machine and tumble dryer (this space was the original kitchen).



### Kitchen/Dining/Family Room

A wonderful light and airy triple aspect room with double glazed bi-folding doors to rear terrace and garden, side aspect obscure UPVC double glazed door, front aspect UPVC double glazed windows. Range of feature spotlighting and hanging lighting throughout, tiled flooring with underfloor heating, feature wooden panelling to the walls, ample space for dining table and chairs, space for family room furniture. Kitchen has been fitted with a most comprehensive range of base and eye level units with marble effect composite work surfaces, inset two bowl ceramic sink, integrated dishwasher, full height integrated fridge and a freezer, space and electric point for a large range cooker with extractor hood over, a fabulous detached breakfast bar island with cupboards, wine fridge and seating space for four people. These rooms open up into the garden room/bar area.



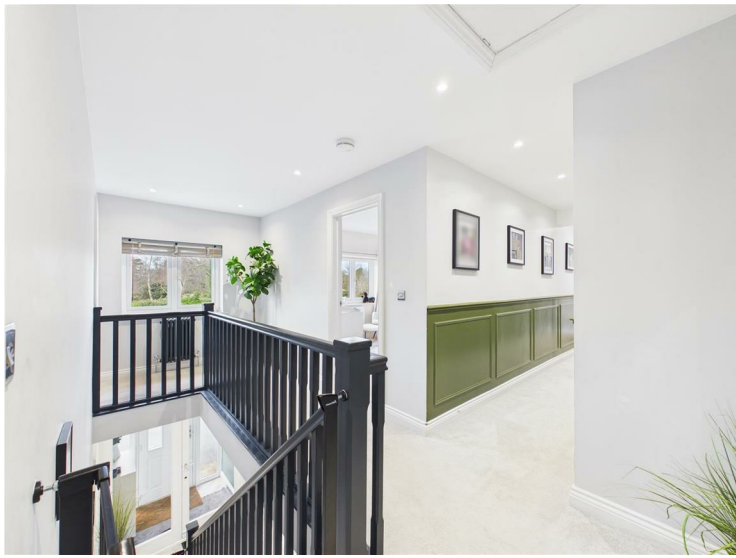
### Garden Room/Bar

A fabulous extension, full height double glazed windows, full width double glazed Bi-folding doors leading out to rear terrace and gardens, ceiling spotlights, tiled flooring with underfloor heating, ample space for living furniture, built in bar to the far end.



### Landing

A very spacious gallery landing area, UPVC double glazed windows, ceiling lights, loft hatch giving access to the roof space, radiator, doors to bedrooms, one, two, three, four, five and family bathroom.



**Walk in Wardrobe**

Ceiling spotlights, door to the en-suite shower room, ample wardrobe and storage space.

**En-suite**

A rear aspect room with a large UPVC double glazed window, ceiling spotlights, extractor fan, vertical radiator, tiled effect vinyl flooring, low level wc, wash hand basin, large walk in wet room style shower enclosure with over head and hand held main shower system.



**Bedroom One**

A rear aspect room with UPVC double glazed window, ceiling spotlights, radiator, built in wardrobes with vanity area, feature hanging lights, opening into walk in wardrobe.



**Bedroom Two**

A rear aspect room UPVC double glazed window, ceiling light, radiator, built in wardrobes and door to en-suite.



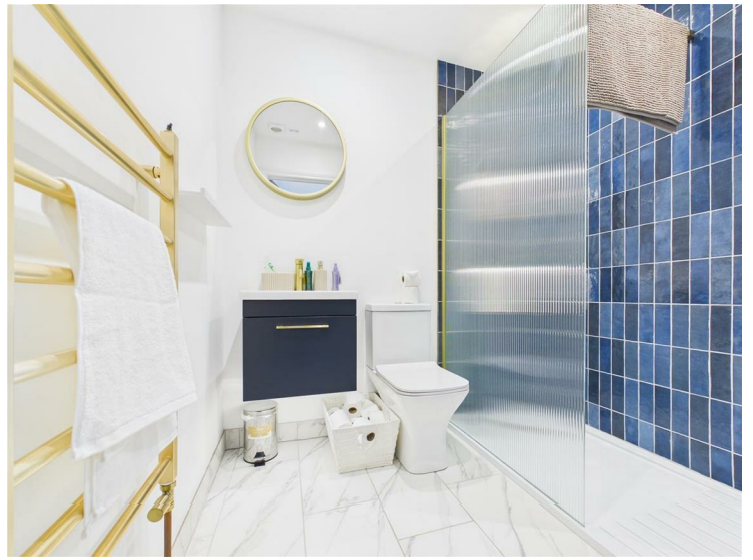
**En-Suite**

Ceiling spotlights, extractor fan, tiled flooring, low level wc, wash hand basin, towel rail, shower with over head shower attachment.



### Bedroom Three

A front aspect room with a UPVC double glazed window, ceiling light, radiator, built in wardrobes, door to en-suite shower room.



### Bedroom Four

A front aspect room with a UPVC double glazed window, ceiling light, radiator.



### En-suite

Ceiling spotlights, extractor fan, tiled flooring, low level wc, wash hand basin, towel rail, shower with over head shower attachment.



### Bedroom Five

A front aspect room with a UPVC double glazed window, ceiling light, radiator.



## Family Bathroom

Part tiled side aspect with an obscure UPVC double glazed window, ceiling spotlights, tiled flooring, extractor fan, low level wc, wash hand basin, large double ended floor standing bath, mixer tap and hand held shower attachment over.



## Front

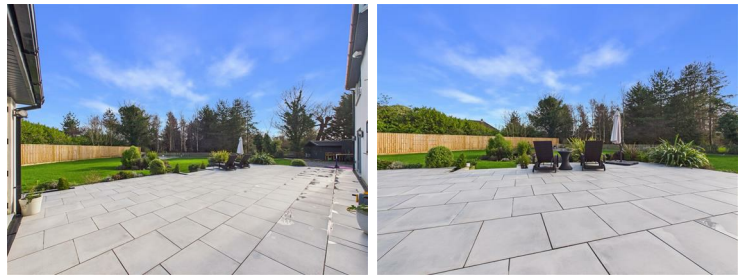
There is a large tarmac driveway featuring its own roundabout, with off street parking for around ten vehicles, lovely oak built car port with pitched roof, double gated access to the rear garden, where there is a further patio hard standing area, this area has full planning permission for a large, detached home gym, home office, cinema room etc etc above.



## Rear

One of the main selling points of the property, a superb space attracting much wildlife including deer's, most days. A Fabolous concrete hard standing to the bottom right of the garden which paves the way for someone to build their own bbq/party area. To the rear is a vast paved terrace, all south facing, ideal for soaking up the sun on the occasional sunny day the UK has..

To the side of the property there is a useful timber built storage to the side of the house.



## Plot and Location





Floor 0

Approximate total area<sup>(1)</sup>  
2586 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

