Olive

ESTATE AGENTS

22 Taunton Road, Pedwell, TA7 9BG
£450,000

*** WHAT AN ABSOLUTELY MAGNIFICENT HOME *** OVER 2,000 SQ/FT OF ACCOMMODATION *** LARGE LIVING ROOM WITH A SPECTACULAR FIREPLACE *** FABULOUS DINING / RECEPTION HALL *** FURTHER DINING / BREAKFAST ROOM AND ADJOINING KITCHEN *** GLAZED GARDEN ROOM *** FOUR BEDROOMS *** EN-SUITE AND FAMILY BATHROOM *** ENCLOSED DRIVEWAY PARKING FOR 4 CARS *** GARAGE AND SECONDARY DRIVEWAY PARKING *** BEAUTIFUL REAR GARDEN *** GRADE 2 LISTED ***

Entrance/Dining Hall

Accessed through a wooden double glazed leaded door with panel over and to side. The dining hall is a fabulous room with a gallery landing, feature hanging chandelier style light, matching wall lights, wooden flooring, feature stone built original fireplace, door to a priest hole, a great range of built in storage cupboards, stairs leading to first floor landing, door leading through to the sitting room/dining room.

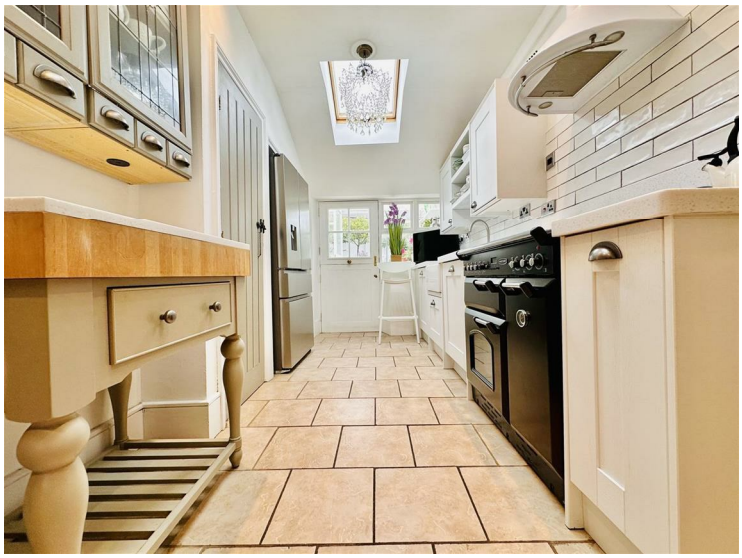
Priest Hole

Sitting Room

Is a spectacular front aspect room with leaded wooden double glazed windows, feature chandelier style light, radiator, without doubt a main seller feature of the property is a stone built inglenook fireplace with a cast iron floor standing log burner.

Reception Room/Bedroom

Could be used as a bedroom/office/playroom/dressing room, front aspect room with wooden double glazed windows, ceiling light, wall light, tiled effect flooring, radiator, original wooden feature display/book cupboards.



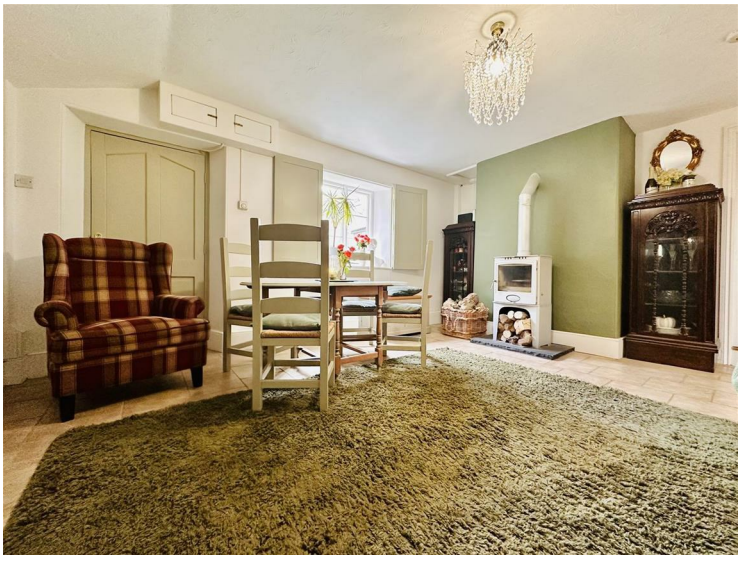
Kitchen

A rear aspect room with a wooden glazed door and windows to the side, part normal ceiling with ceiling spotlights and part vaulted ceiling with the wooden double glazed Velux roof lights, another feature hanging ceiling light, tiled flooring, walkway into inner hallway, an opening with space for large American style fridge freezer, doors to the microwave, storage cupboard, kitchen has been fitted with a range of base and eye level units with composite quartz style effect work surfaces and splashbacks, inset one bowl belfast sink, integrated dishwasher, space for a large range cooker with extractor over, separate electric oven.

Utility/Sun Room

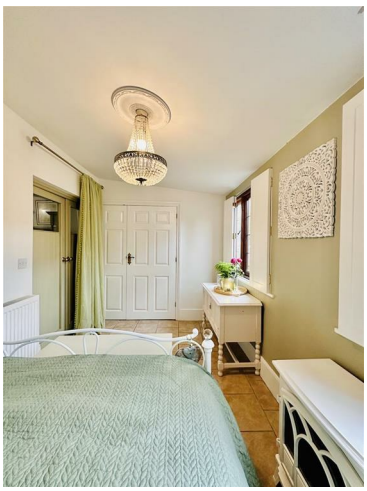
Dining Room

A side aspect room with wooden double glazed windows, door leading to the Utility porch, chandelier style feature hanging light, radiator, tiled flooring, feature cast iron log burner on a slate hearth, further double doors ot the Annexe area, arched opening into the Kitchen.



Guest Suite

Wooden glazed double doors, very useful area, rear aspect leaded wooden double glazed windows, chandelier style hanging light, radiator, tiled flooring, with double doors into En-Suite shower room.

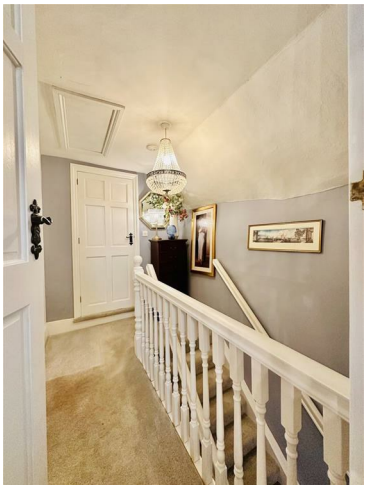


En-Suite

A wet room style shower room, ceiling light, extractor fan, mostly tiled walls, tiled flooring, low level WC, wash hand basin, open glazed and tiled wet room area with shower system.

Landing

A spacious gallery landing area, with loft hatch giving access to roof space, hanging light, steps up to the main bedroom, main bathroom, another very large spectacular gallery landing area overlooking the dining hall.



Mezzanine

Rear and side aspect windows, vaulted ceiling, exposed original beams, timber panelling to the walls, radiator, ample space for living/bedroom furniture.

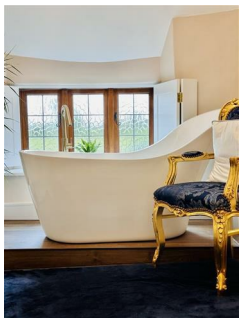
Main Bedroom

A front to back room, with wooden double glazed

window to the front, and a wooden double glazed roof light to the rear, exposed ceiling beams, hanging lights.

Family Bathroom

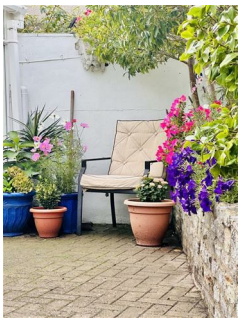
A rear aspect room with obscure double leaded windows, hanging light, wooden flooring, feature vertical radiator, raise plinth with a slipper bath, low level WC, wash hand basin. large step in glazed and tiled mains shower system.



Courtyard Garden

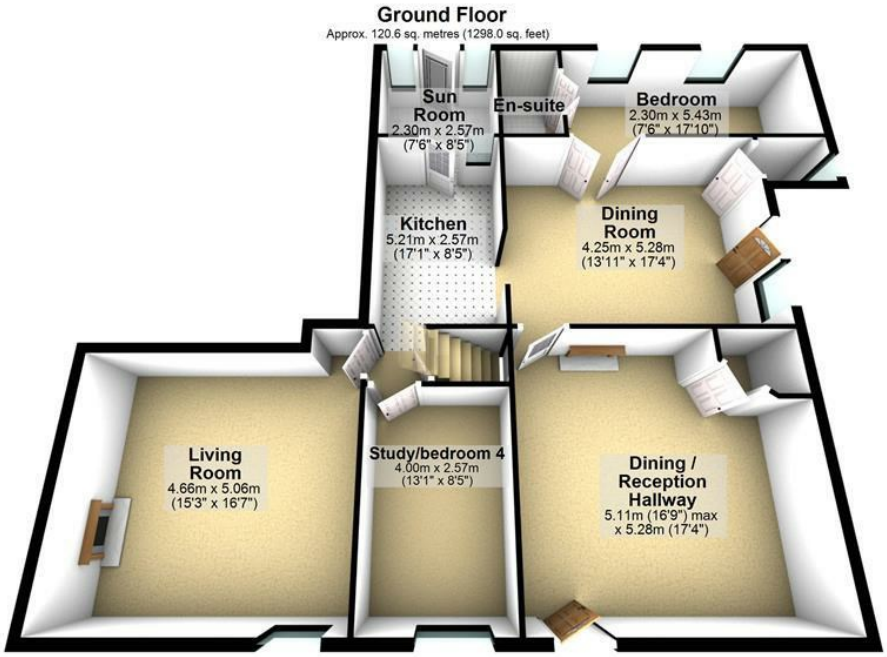
Inner Hallway

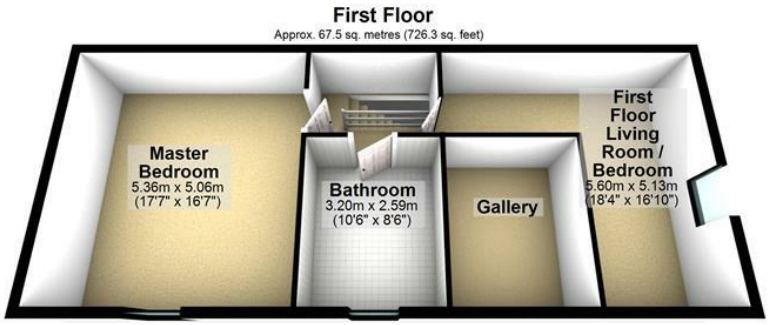
Doorway to understairs storage cupboard, further doors to the main living room and bedroom/reception room.



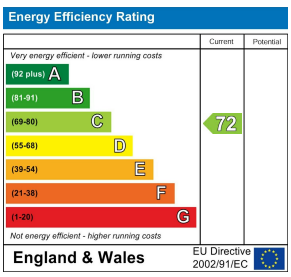
Bin Store

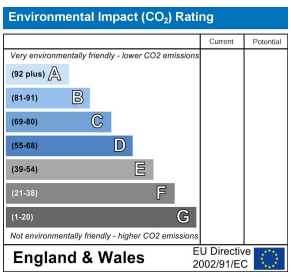
Garage and Parking





Total area: approx. 188.1 sq. metres (2024.3 sq. feet)





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