



Outside

The property sits within superb good size, well maintained mature gardens and benefits from off road parking for a number of vehicles heading the garage. A paved path leads to the entrance storm porch. The front garden is laid to lawn with a border filled with a good variety of mature shrubs and plants. A wrought iron gate gives access to:

The side and rear garden enjoys a south facing aspect, high level of privacy and is mainly laid to lawn with beds and borders planted with an established variety of shrubs, ornamental trees, plants and bulbs providing 'year round' colour and interest. A paved patio can be accessed from the sitting room doors and has space for seating. A stone built store with a greenhouse attached is positioned to one corner at the rear boundary with the oil storage tank concealed behind. Rear access gate and all enclosed by a combination of low stone built walls and timber fencing.

Tenure: Freehold

Council Tax: Band F

Energy Performance Rating: E (35)

Services

Mains Electric and Water. Oil Fired Heating. Private Septic Tank for Drainage.

Viewing

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



Guide Price: £575,000

Bishopswood, Nr Chard, Somerset TA20 3RS

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**Holly Tree House,
Bishopswood, Nr Chard,
Somerset
TA20 3RS**

Guide Price: £575,000

- Attractive Detached Former School House
- Highly Desirable Village Location
- Stunning, Good Size Mature South Facing Garden
- 4 Double Bedrooms, En Suite to Master
- 25ft Triple Aspect Sitting Room
- Kitchen/Breakfast Room & Separate Dining Room
- Ground Floor Wet Room & First Floor Family Bathroom
- Stone Mullion Leaded Windows
- Oil Fired Heating
- Garage & Off Road Parking for Multiple Vehicles



Situated towards the outskirts of the highly desirable village location of Bishopswood 'an area of outstanding natural beauty' in the Blackdown Hills is this most attractive detached former school house with history dating back to 1854, 4 double bedrooms, spacious living accommodation, garage and off road parking for multiple vehicles. Set within stunning mature south facing gardens the extremely well presented property comprises; storm porch, inner hall, 25ft triple aspect sitting room with garden access, fitted kitchen/breakfast room, separate dining room, rear hall, ground floor wet room, en suite shower room to the master bedroom and a modern 4 piece white suite bathroom. Further benefits and features include; stone mullion leaded windows and oil fired heating.



Approach

Approached from the quiet village lane to the driveway providing off road parking for a number of vehicles heading the garage. Steps rise to the storm porch with a paved floor and light over heading the solid wood front door opening to:

Entrance Hall

With a single panel radiator, coat hanging space, coved ceiling and wood parquet flooring. Doors to both the dining room and:

Sitting Room: 25' 8" x 16' 6" (7.82m x 5.03m) (max)

A superb room with original stone mullion leaded windows to the front and side aspects enjoying views over the garden. Double glazed sliding patio doors opening to the rear patio. Feature decorative stone built fireplace. Two double panel radiators, TV point and three wall light points. Stairs rise to the first floor with a built in storage cupboard below. Door to:

Kitchen/Breakfast Room: 16' 4" x 12' 1" (4.98m x 3.68m)

Comprehensively fitted with a range of light oak fronted wall and base units, rolled edge worktops over and oak complemented by tiled splash backs. Inset stainless steel one and a half bowl and drainer with mixer tap over. Built in high level Neff double oven with a separate Lamona ceramic hob with a chimney style extractor over. Space and plumbing for a washing machine and space for an upright fridge/freezer. Floor mounted Grant oil fired boiler. Stone mullion leaded windows to the rear and side aspects, tiled flooring and a double panel radiator.

Dining Room: 12' 2" x 11' 10" (3.70m x 3.60m)

Stone mullion leaded window to the front aspect, feature fireplace with a paved hearth and an inset Woodwarm multi fuel burner. Solid wood parquet flooring, single panel radiator and a coved ceiling.

Inner Hall

With an internal access door to the garage, tiled flooring and a uPVC part double glazed door opening to outside. Further door to:

Wet Room: 8' 6" x 6' 1" (2.60m x 1.86m)

Fitted with a white suite comprising; wall mounted thermostatic shower, wall mounted wash hand basin with mirror over and a low level WC. Obscure double glazed window to the rear aspect, part laminate panelled walls, ladder style heated towel rail and an extractor.

First Floor Landing

A spacious landing with a timber framed double glazed window to the front aspect with views, single panel radiator and access to the roof void. Built in cupboard housing the hot water cylinder tank and immersion heater.

Bedroom 1: 13' 4" x 12' 7" (4.07m x 3.83m)

Stone mullion leaded window to the side aspect with excellent views over the garden, Bishopswood and countryside beyond. Single panel radiator and a door to:

En Suite Shower Room: 6' 6" x 4' 8" (1.98m x 1.42m)

Fitted with a modern white three piece suite comprising; corner cubicle with a glass door and wall mounted Mira electric shower over. Vanity unit with an inset wash hand basin over and storage cupboard beneath. Low level WC. Chrome ladder style heated towel rail, tiled effect laminate flooring and an extractor.

Bedroom 2: 12' 2" x 11' 2" (3.71m x 3.40m) (max)

Stone mullion leaded window to the front aspect with views towards fields beyond. Double panel radiator.

Bedroom 3: 12' 2" x 9' 11" (3.71m x 3.03m)

Stone mullion leaded window to the rear aspect, built in double wardrobe, single panel radiator and a coved ceiling.

Bedroom 4: 9' 7" x 9' 6" (2.93m x 2.90m)

Wood framed leaded window to the rear aspect, single panel radiator and access to the roof void.

Bathroom: 9' 2" x 7' 3" (2.79m x 2.22m) (max)

Fitted with a modern white four piece suite comprising; quadrant cubicle with a glass screen and wall mounted thermostatic shower over. Panel bath with a mixer tap and shower attachment over. Vanity with an inset wash hand basin over and storage cupboard below. Low level WC. uPVC obscure double glazed window to the side aspect, part tiled walls, chrome ladder style heated towel rail, shaver point and a tiled floor.

Garage: 13' 1" x 10' 3" (4.00m x 3.12m)

An attached garage with an up and over door to the front aspect heading the driveway. Window to the side aspect, wall mounted electric fusebox and meter. Internal access door to the main property. Power and light connected.