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Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion.
Services: Mains water with meter, mains electricity, septic tank drainage, oil fired central heating.
Local Authority: Somerset Council, County Hall, The Crescent, Taunton, Somerset, TA1 4DY
Property Location: <http://label.conspire.riverbank>
Council Tax Band: G
Broadband Availability: Ultrafast with up to 1800 Mbps download speed and 220 Mbps upload speed.
Mobile Phone Coverage: Check: <https://www.ofcom.org.uk/mobile-coverage-checker>
Flood Risk: Rivers & Sea—very low. Surface water—very low.

GENERAL REMARKS AND STIPULATIONS:



Dean Prior House
 Blackwater, TA20 3LE
 £945,000 Freehold

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Wilkie May & Tuckwood

Floor Plan

Blackwater, Buckland St. Mary, Chard, TA20

Approximate Area = 2577 sq ft / 239.4 sq m

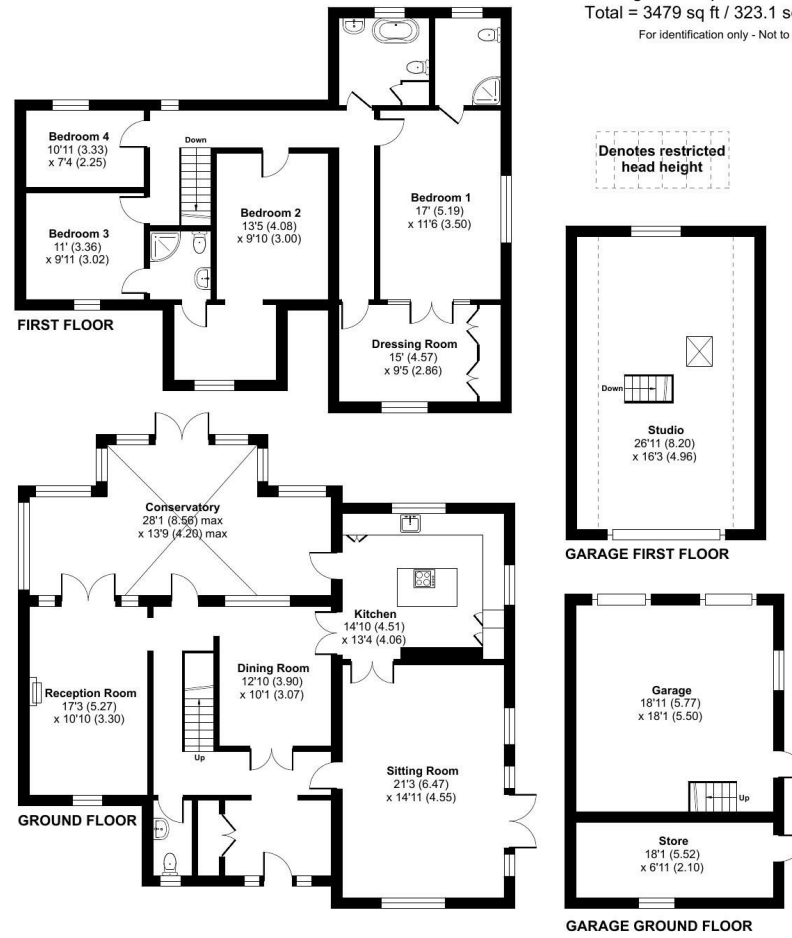
Limited Use Area(s) = 105 sq ft / 9.7 sq m

Garage = 673 sq ft / 62.5 sq m

Outbuilding = 124 sq ft / 11.5 sq m

Total = 3479 sq ft / 323.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1467436

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Description

- Five Double Bedrooms
- Detached Family Home
- Approx 0.5 Acre Garden
- Double Garage
- Beautifully Presented Throughout
- Oil Fired Central Heating System
- uPVC Double Glazed Throughout
- Gated Off Road Parking
- Large Conservatory
- Idyllic Rural Location

A beautifully presented, five bedroom detached family home set within approximately half an acre of mature gardens in an idyllic rural setting. The property offers spacious and versatile accommodation throughout including a large conservatory, double garage and gated off road parking. Further benefits include uPVC double glazing and an oil fired central heating system. A superb family home enjoying peace, privacy and countryside surroundings.



Believed to date back to approximately 1850, this substantial detached family home was significantly extended and refurbished in 1988 and now offers beautifully presented and versatile accommodation arranged over two floors, all set within a stunning countryside position. The accommodation comprises; front door into an entrance hallway with tiled flooring, stairs rising to the first floor and a large storage cupboard providing useful space for coats and shoes along with space and plumbing for a tumble drier. From the hallway, access leads into a useful ground floor cloakroom fitted with a low level WC and wash hand basin. The living room enjoys a dual aspect with views to the front and side of the property whilst French doors open directly out into the garden. The kitchen is fitted with a good selection of matching wall and base storage units with work surfaces above together with a central island incorporating an integrated hob with extractor fan above. Integrated appliances include a double oven, microwave, freezer, two fridges and a dishwasher. There is a separate dining room featuring tiled flooring and an attractive beamed ceiling together with a cosy family room/snug complete with wood burning stove and spotlighting. A real feature of the property is the large conservatory extension which benefits from underfloor heating, further storage cupboards, additional work surface space, an integrated washing machine and doors opening out into the garden. On the first floor there are five good

size double bedrooms. The master bedroom benefits from a spacious en-suite shower room comprising low level WC, wash hand basin and shower cubicle. Sliding doors interconnect with bedroom five, which features integrated wardrobes and offers flexibility to be used either as a dressing room to the principal bedroom or as an independent fifth bedroom. Bedrooms two and three share a 'Jack-and-Jill' style en-suite shower room. In addition, there is a family bathroom fitted with a bath, low level WC and wash hand basin. The gardens are a real feature of the property and extend to approximately half an acre, enjoying a high degree of privacy and a beautiful rural outlook. The grounds are predominantly laid to lawn with a variety of established trees, mature flower and shrub borders together with a large patio area ideal for entertaining. Further features include a pond with water feature, outside tap, gravel seating area and double timber gates providing additional off road parking suitable for a motorhome or van. The double garage benefits from two electric up and over doors together with power, lighting and a water tap. Stairs within the garage lead to a useful additional storage area which could potentially create a workshop or annex space, subject to the necessary consents. Behind the garage is a further workshop/storage area which has previously been utilised as a gym and sauna. The property is approached via a gated gravel driveway providing ample off road parking for several vehicles and with an electric car charging point.

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