








**Trendle Lane**

Bicknoller TA4 4EG

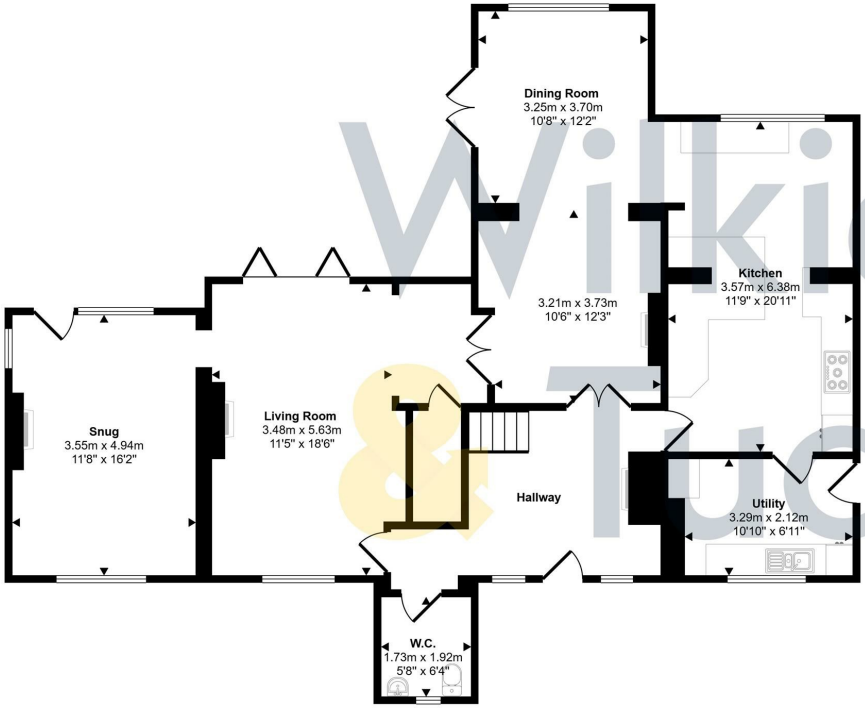
Price £750,000 Freehold

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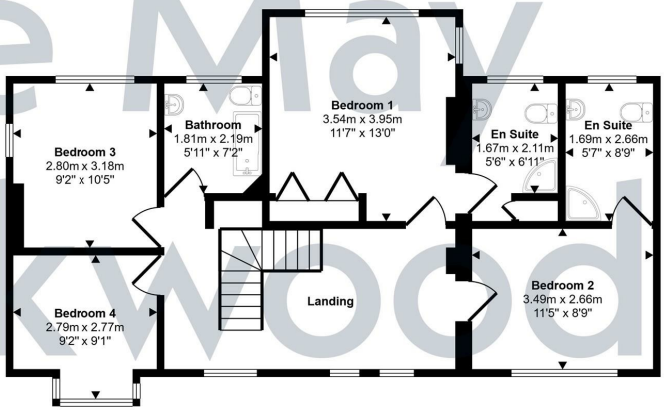
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# Floorplan

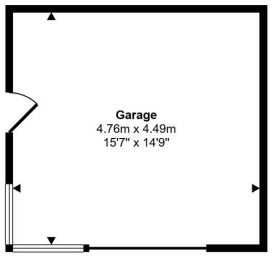
Approx Gross Internal Area
216 sq m / 2321 sq ft




Ground Floor
Approx 121 sq m / 1299 sq ft




First Floor
Approx 74 sq m / 792 sq ft




Garage
Approx 21 sq m / 230 sq ft

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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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# Description

**A substantial and extended detached family home, situated in arguably one of West Somerset's finest villages, enjoying far-reaching views towards both the Quantock Hills and the Brendon Hills.**

- Substantial Extended Family Home
- Ground Source Electric Heating
- Views to The Quantock and Brendon Hills
- Garage & Off Road Parking
- Solar Panels
- Wood Burners
- Generous Plot
- Village Location

The property comprises a detached and extended family home, offering spacious and versatile accommodation arranged over two floors. The house benefits from ground source electric heating, together with modern electric heaters, solar panels and wood burners. Standing within a generous plot and enjoying a high degree of privacy, the property is available with No Onward Chain.

The accommodation in brief comprises; Hardwood door into the spacious Entrance Hall; with attractive wood burner set on a quarry tiled hearth. Door into Downstairs WC; with double aspect comprising two bespoke stained glass windows, low level WC, circular washbasin on an oak countertop with double cupboard under, hatch to single storey roof space. Living Room; with double aspect and far reaching views to both the Quantock and Brendon Hills, bi-folding doors to the covered decking area, wood burner inset into chimney breast with slate hearth and polished stone surround and mantlepiece, understairs storage cupboard with ground source heat pump. Snug; with triple aspect again with far reaching views to both the Quantock and Brendon Hills with bi-folding doors, hard wood oak engineered flooring, Calor gas cream wood burner with reclaimed oak surround and mantelpiece over. Dining Room; with double aspect, lantern roof, views to the Brendon Hills, feature fireplace with granite hearth and wooden mantlepiece over, double French doors leading to the decking area. Kitchen; with aspect to rear, oak engineered flooring, fitted kitchen with marble effect worktops, inset composite sink and drainer with mixer tap over, fitted electric double oven, five ring induction hob, integrated dishwasher, integrated fridge, integrated freezer. Door into Utility Room; aspect to front, hard wood door to side, countertops to match the kitchen with inset composite sink and drainer, mixer tap over, space and plumbing for washing machine, cream cupboards to match the kitchen.

Stairs to spacious Landing; with views to the Quantock Hills, hatch to principal roof space, oak balustrades. En-Suite Principal Bedroom; aspect to rear overlooking the farmland and views to the Brendon Hills, fitted wardrobes. Door to En-Suite Shower Room; with corner shower cubicle, tiled surround, thermostatic mixer shower over, low level WC, pedestal wash basin, shaver point. En-Suite Bedroom 2; aspect to front with views to the Quantock Hills. Door to En-Suite Shower Room; corner shower cubicle, tiled surround, thermostatic mixer shower over, pedestal wash basin, low level WC, shaver point, views to the Brendon Hills. Bedroom 3/Office; aspect to front, telephone point, bespoke oak cabinetry, and worktops. Bedroom 4; double aspect, views to the Brendon Hills. Family Bathroom; with white panel bath, tiled surround, thermostatic mixer shower over, pedestal wash basin, shaver point.

OUTSIDE: The property is approached through a five-bar gate onto the tarmac drive with off road parking for a number of vehicles. There is access to the Garage with electric up and over door, personal door to side, loft storage area and separate self contained workshop behind.

The gardens wrap around the house and enjoy a high degree of privacy, being well stocked with a wide variety of shrubs and trees whilst also taking in far-reaching views towards both the Brendon Hills and the Quantock Hills. In addition, there is a covered seating and decking area accessed from most of the principal ground floor rooms, creating an ideal space for outdoor entertaining and relaxation. There are also a number of mature eating apple trees, and small pond with electric waterfall.

MATERIAL INFORMATION:

Council Tax Band: F

Tenure: Freehold

Utilities: Mains water, electricity, sewage

Parking: There is off road parking and a Garage at this property.

Broadband: For an indication of specific speeds and supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/broadband-coverage

Mobile: For an indication of supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/mobile-coverage

Flood Risk: For information relating to flood risk in the area, we would advise interested buyers to use the below government checker: flood-map-for-planning.service.gov.uk/location

Agents Notes: Some of the photographs used by Wilkie, May & Tuckwood have been taken with a wide angled lens to show the property off to its best advantage. Please note the floorplan is for guidance only and is not architecturally accurate.

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The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.
References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.














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Code of Practice for Residential Estate Agents: Effective from 1 August 2011:
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

**Tel: 01984 634793**

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