

Detached Bungalow with Private grounds of 13 acre. TA36HX (2900 GBP)



Location **South West, Somerset**
<https://www.freeadsz.co.uk/x-501318-z>

Life Style Property; Between North Curry & Stoke St Gregory;
 TA3 6HX gives you an insight to this very private 2-bedroom bungalow set out in the country, with beautiful walks from its gates.

The secluded gardens are well established, and encompass the plot, giving total privacy. It has space around to offer many options like: growers, breeders, makers, builders, dealers, and more. We have owned and lived here for some 18 years, and enjoyed all the aspects of living in an area of special interest. The local beauty points of interest are within easy walking distance, and others like the canal locks, only a short drive. The Quantocks are stunning and also near.

This property was originally built back in the 1930's, and has received lots of TLC over the years; but on viewing, you will see it offers the new owner easy potential of extending the accommodation, in almost any direction, without detracting from it's position.

This home is up together and in good decorative order. There will always be aspects you could improve, but you could easily move in as it is.

Accommodation: Main home consists of the lounge [4.5 x 3.9m] and master bedroom [4.5 x 4m], with bays and french doors into the garden. Both these rooms have period high ceilings and other features, including a log burner in the lounge. There is a second double bedroom [3.1 x 2.55m] and or craft room. Newly refurbished 'beach' bathroom [2.1 x 1.5m], which offers modern units, bath & shower etc. Fully fitted kitchen and dining area [5.1 x 3m] that includes fitted fridge, freezer and dishwasher, electric oven & hob. There is also a classic Rayburn, offering central heating, cooking and loads of hot water, We also have a modern technology air-air heat pump, giving cheap heat now, and air-conditioning when needed in

the summer [which was fantastic!].
 A new lawn across the front garden, and a new walnut table and chairs, summer house, and a wild-lif garden, all waiting to view and enjoy!
 On the left, there is a large conservatory [2.3m] and access to the rear garden.
 There is also a studio room, which is 4.5m wide, with a double unit, and a Lewis.
 From the drive in to the property, is a superb double garage, with extra length, and a second internal floor for storage. Remote power door, full lighting and many power points. There are also other sheds/work shops, with benches and main power. To the rear of the property there is a large patio area, that allows entertainment. We have had the use of a substantial above ground timber swimming pool, but for the last two years this has been used as an enclosed secure chicken pen, it may suit as an aviary, or easily returned to a pool for the summer. Space is all around, and tranquillity is always here.
 To the right of the house are formal gardens, and to the left of the garage, is the old orchard and out



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buildings/sheds. This area could offer you so many opportunities to realise your own dreams.
All in all, we feel genuinely this is a special home, that offers a rare opportunity to achieve a 'life style' to suit you. It has immense potential for the future, which many homes do not.
You can extend it....
You can create a business with the land...
You can add a holiday lodge in the orchard...
How many properties come to market with this potential? We don't think that there are many at this price, £290K, but if you are genuine, please come and meet us, see the property and makeup your own minds. We have had it valued by the leading estate agents in Taunton, with a value well over £300K but feel our pricing is right. It is now on the market [Check out Rightmove & Zoopla] and book a viewing through 'Purple Bricks'.

[Oh yes, just in case you wondered, we are some 40-60' above the flood level; so Taunton would be underwater before we were flooded!] You walk down to the levels.... and enjoy the views from there, or from up.]