



Lamorna  
Sparkford Road, West Camel, BA22 7RB

George James PROPERTIES  
EST. 2014

# Lamorna

Sparkford Road, West Camel, BA22 7RB

Guide Price - £350,000

Tenure – Freehold

Local Authority –

## Summary

Lamorna is a detached house in need of some general updating, the property may suit reconfiguration or extension subject to the usual planning permission. The house occupies an elevated plot with far reaching, uninterrupted views to the south and west. Occupying grounds of approximately 0.4 acres with ample parking, double garage and large block workshop.

## Services

Mains water and electricity are connected. Council tax band D.

## Entrance Porch

## Entrance Hall

With stairs to the first floor and radiator.

## Sitting Room 13' 5" x 11' 6" (4.09m x 3.50m)

With French doors to the conservatory. Radiator and open fireplace.

## Dining Room 13' 5" x 11' 6" (4.08m x 3.50m)

With window to the rear. Radiator and open fireplace.

## Conservatory 22' 5" x 12' 4" (6.82m x 3.76m)

uPVC conservatory with doors to the garden.

## Kitchen 10' 5" x 10' 0" (3.18m x 3.06m)

With window to the front, base and wall kitchen units, built in oven and hob. Sink unit. Pantry cupboard.

## Boiler Cupboard

Oil fired boiler providing hot water and central heating.

## Rear Porch 11' 7" x 6' 1" (3.52m x 1.85m)

## Landing

With airing cupboard.

## Bedroom 1 11' 10" x 11' 6" (3.60m x 3.50m)

With window to the rear with far reaching views. Range of built in wardrobes and bedroom furniture. Radiator



**Bedroom 2** 11' 10" x 11' 6" (3.60m x 3.50m)

With window to the rear with far reaching views. Range of built in wardrobes and bedroom furniture. Radiator.

**Bedroom 3** 10' 6" x 10' 6" (3.20m x 3.20m)

With window to the front and radiator.

**Bathroom**

With window to the front, low level WC, wash hand basin and panelled bath with electric shower over. Radiator.

**Outside**

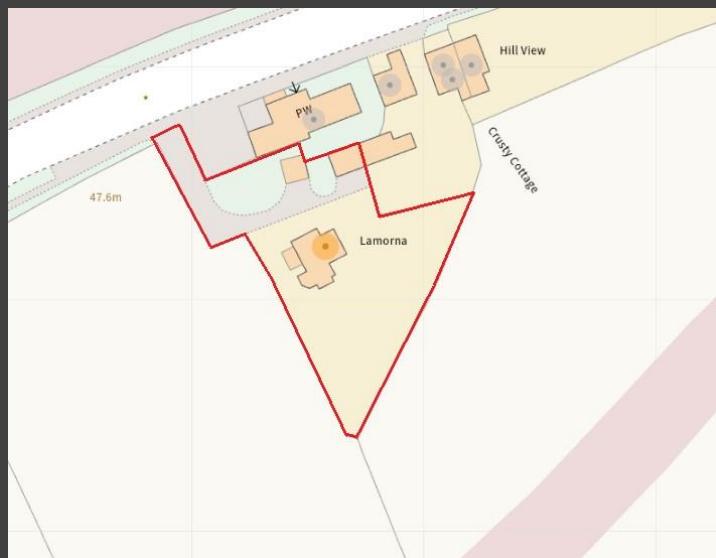
Vehicular driveway leads to a parking area with access to the garage and outbuilding. The gardens are mainly to the rear and side of the house with far reaching views. There is a large patio area and swimming pool (Currently not in use)

**Double Garage** 20' 3" x 19' 2" (6.16m x 5.85m)

Steel construction with power, light and two electric roller doors.

**Workshop/Garage** 19' 8" x 17' 11" (6.00m x 5.46m)

With garage door and pedestrian door. Power and light connected. Block construction.



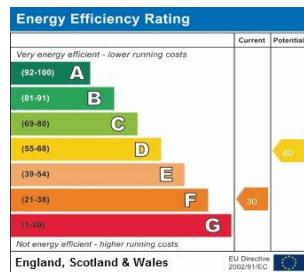
GROUND FLOOR  
854 sq.ft. (79.4 sq.m.) approx.



TOTAL FLOOR AREA : 1386 sq.ft. (128.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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