



**FOR SALE**



**Full video walk - through**

Isle Abbots, TA3 6RR

**£695,000**



**ORCHARDS**  
ESTATES



With beautiful high ceilings, magnificent windows and splendid architectural style, a building steeped in spiritual history could be just waiting to welcome you as your new home. This detached chapel has been sensitively converted to retain many original features. The spacious and versatile accommodation comprises generous open plan living area with tall stained glass windows streaming with natural light, gorgeous farmhouse kitchen/diner, useful utility room and downstairs wet room. As you make your way up the beautiful oak staircase you are met by an amazing mezzanine balcony landing which looks onto the living area below. The landing divides the accommodation on this floor where you will find the grand master bedroom with en-suite and walk-in wardrobe and a guest bedroom on one side whilst on the other end is a snug/office area. Another set of stairs takes you to the upper part of the property which comprises three double bedrooms and a 'Jack and Jill' cloakroom. Outside, the garden presents owners with a range of possibilities to get creative, as well as the benefits of different areas to sit and enjoy its tranquil, rural location. In addition, there is also a large area providing off road parking as well as the scope to add a car port or garage (subject to planning permission). Prospective buyers should be aware that there are two sections of the garden which have graves. Further information can be provided on these, and access to visitors, upon request

£695,000







### LOCATION

Isle Abbotts is an unspoilt rural village located well away from main roads with several approaches through country lanes. The village has a church whilst Ilminster (5 miles) offers a good range of everyday shops and Taunton (9 miles) offers comprehensive county town amenities.

### Entrance Porch

Door to front, tiled floor and large wooden doors opening out to the living area.

### Open Plan Living Area - 35' 1" x 22' 10" (10.69m x 6.96m)

Beautiful stained glass tall windows to both sides and wooden floorboards.

### Kitchen/Diner - 24' 5" x 16' 6" (7.45m x 5.04m)

Side aspect double glazed windows, kitchen comprising a range of base units and shelving, solid worktops, space for range style cooker with extractor and tiled splash back, stone tiled flooring. stable door to front and double glazed French doors to side.

### Utility Room - 9' 4" x 8' 0" (2.84m x 2.45m)

Side aspect double glazed window, plumbing for washing machine, space for fridge/freezer, stone tiled flooring, extractor fan and Velux type window.

### Wet Room

Walk in shower, pedestal wash hand basin, WC, fully tiled walls, tiled floor and chrome heated towel rail.

### Mezzanine Landing

With stairs rising from the ground floor to both sides and overlooking the living area.

### Master Bedroom - 13' 5" x 12' 9" (4.1m x 3.89m)

Rear aspect double glazed window, large walk in wardrobe with shelving, solid timber floorboards, hatch to loft space and two radiators.

### En-Suite

Side aspect double glazed window, bath with shower over and tiling, pedestal wash hand basin, WC, airing cupboard, heated towel rail and solid timber floorboards.

### Bedroom Five - 17' 4" x 7' 2" (5.28m x 2.18m)

Two side aspect double glazed windows, exposed floorboards and radiator.

### Second Floor

### Bedroom Two - 17' 2" x 17' 5" (5.23m x 5.31m)

Two Velux type windows and bath with mixer taps and shower attachment.

### Bedroom Three - 13' 4" x 9' 1" (4.07m x 2.78m)

Two Velux type windows.

### Bedroom Four - 13' 4" x 8' 8" (4.07m x 2.63m)

Velux type window.

### Jack and Jill WC

Pedestal wash hand basin, WC, extractor fan and heated towel rail.

### Garden

The generous grounds are laid mainly to lawn with raised borders, vegetable patch and an orchard enclosed by hedging. To the front of the property is pathway with lawn areas on both sides and continues to the side where you will find a patio seating area which leads up to the stable door to the utility room.

### Parking

There is a large area which provides off road parking and offers the scope to add a car port or garage (subject to planning permission).





### Directions

From the Southfields Roundabout take the exit onto the A358. Proceed along this road and then turn right onto Cad Road. Follow this road and then turn left onto Church Road. Proceed along this road and continue onto Gravel Lane. At the end of the road turn left onto Garden Plot Hill and continue onto Chapel Road. The property can be found on the left hand side.

### AGENTS NOTE

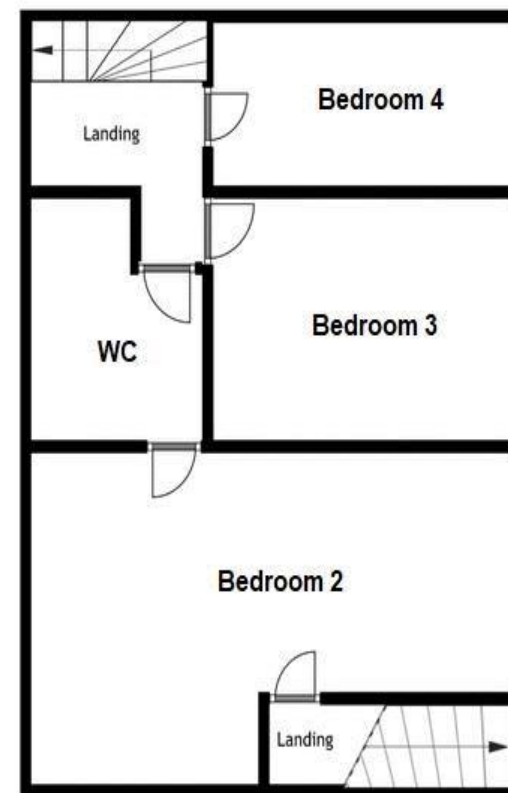
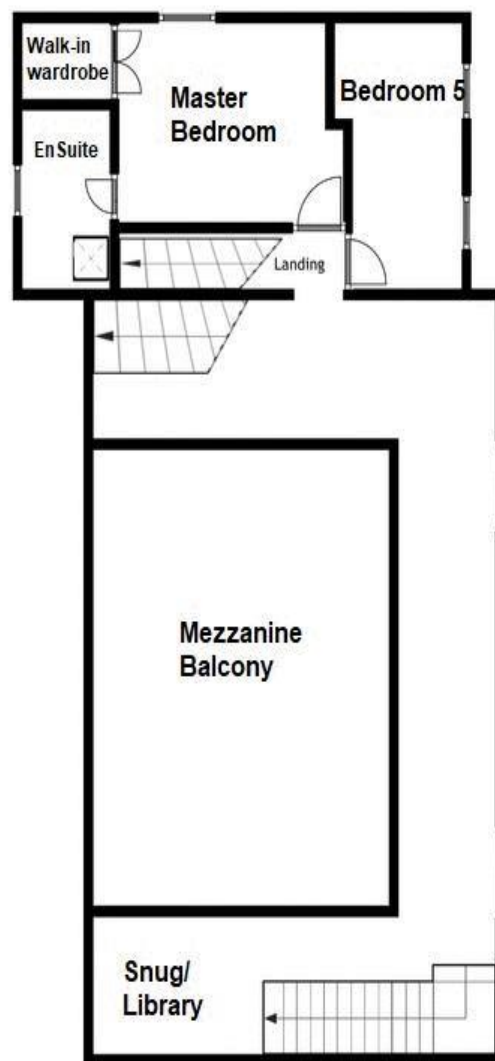
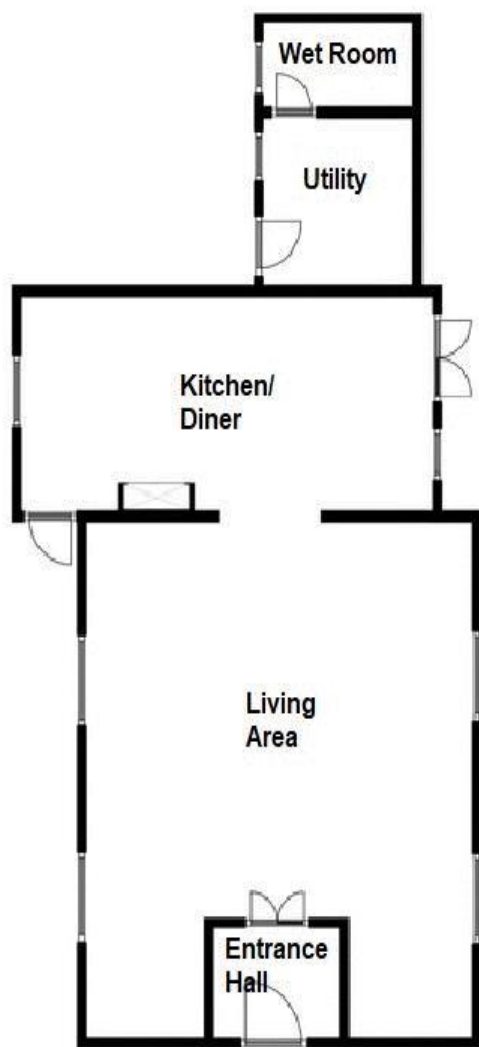
We have a simple goal to provide you with an exceptional level of service, combining good old fashioned values with cutting edge marketing for your home. We are passionate about the local area and are always looking for ways to support our local community. Covering Yeovil, Sherborne, Crewkerne, Martock, South Petherton, Chard and Ilminster, along with surrounding towns and villages. We offer a full range of services including Sales, Lettings, Independent Financial Advice and Conveyancing. In fact everything that you could need to help you move.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   C
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		

Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

### FURTHER INFORMATION

Prospective buyers should be aware that there are two sections of the garden which have graves. Further information can be provided on these, and access to visitors, upon request.



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[www.orchardsestates.com](http://www.orchardsestates.com)



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