



FOR SALE

Conigar, Claycastle, Haselbury Plucknett, TA18 7PB

£435,000



ORCHARDS
ESTATES

An exciting opportunity has arisen to purchase this spacious home in popular Haselbury Plucknett. The house has generous living space, ideal for entertaining and family life, three bedrooms, a downstairs utility and workshop (previously the garage).

To the side of the house is parking and an immaculately maintained garden.

There is also a summerhouse, ideal for a home office or a den, perfect for home crafts or a teenage hideout.

The property is positioned in a very quiet road making it an excellent option for those seeking rural life but within easy travel distance of amenities in Crewkerne or Yeovil.



£435,000



LOCATION

The property is situated in the attractive village of Haselbury Plucknett, including the handsome church of St Michael and All Angels. The village has a popular primary school and a public house/restaurant.

The vibrant small market town of Crewkerne is nearby and offers most local amenities, including a Waitrose supermarket and a direct rail link to London Waterloo.

The A303 trunk road linking London to the South West is within easy reach and the M5 (J25) can be joined at Taunton.

Yeovil is the commercial centre for the area with excellent shopping and leisure facilities.

The World Heritage Jurassic coastline at Charmouth and Lyme Regis are to the south.

The area is also well served by both state and independent schools including Perrott Hill, Sherborne, Millfield at Street, Hazelgrove, Port Regis and Leweston.

Approach

The property is situated on Claycastle with parking to the side and rear of the house.

There is a front porch at the centre of the house which invites you into the home.

Ground Floor

A large reception room, the width of the house, offers an inviting space as you enter from the entrance porch.

Enjoying a wood burner on one side of the room, there is a very generous amount of space for furniture.

This would make an ideal entertaining space as well as offering versatile living for the home's new owners.

A door leads through to the dining room from which the staircase leads to the first floor.

Also, from the dining room, is the modern fitted kitchen - with garden / drive access.

Stepping back into the dining room, there is door leading to the utility room, downstairs loo and workshop - previously a garage.

First Floor

From the first-floor landing there are three double bedrooms and a family bathroom

Outside

The garden is separate from the house by the drive.

The current owners have put an enormous amount of time and effort into maintaining the garden which is an idyllic space to sit and enjoy the sunshine, al fresco entertaining or simply to take a seat and contemplate life.

There is also a garden room with power and an outbuilding. For the green fingered enthusiast or for children wishing to enjoy playing, this really is a lovely garden.

Material Information

- Freehold
- Council Tax Band - E
- EPC - E
- Services - Mains water, electric, gas and drainage
- Boiler - Combi boiler, installed in 2017, and we are reliably informed by the vendor that it is regularly serviced
- Central Heating - Oil
- Wood Burner in living room - Flue is lined
- Double Glazing - 10 years old +
- Loft - Light and partially boarded out
- Parking - driveway for three vehicles
- Broadband - Ofcom - Ultrafast available 100mbps
- Flood Zone 1 - This property has very low risk of flooding from rivers or sea





Floor 1 Building 1



Floor 2 Building 1



Approximate total area⁽¹⁾

138.7 m²

1492 ft²

Reduced headroom

0.3 m²

4 ft²

(1) Excluding balconies and terraces

Reduced headroom

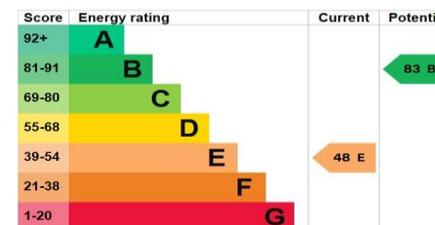
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1 Building 2



The graph shows this property's current and potential energy rating.

01460 477977 or 01935 277977

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