

Lake House Barn, South Common, Lake House Lane, East Brent,
Somerset. TA9 4HN

£910,000 Freehold

FOR SALE



www.housefox.co.uk



01934 314242
01275 404601
01278 557700
sales@housefox.co.uk

PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS ... This stunning country-set 5 bed detached house was converted in 1991 and offers a wealth of space, wood panelling, exposed beams and even a bespoke kitchen made from 1 whole tree. The property is located at the end of country lane access and has remote electric gates to the front beside the double garage with remote roll up doors. A long driveway then snakes through the front grounds, past a large pond and leads to an integral double garage with parking. Entry to the house can be from the front or rear and both sides have large garden areas. The official front entrance has glass covered verandas to each side of a large portico with double doors entering into a grand entrance hall with an impressive wood staircase to the first floor and a large round-topped window overlooking the rear gardens. To the left is a good sized living room with a 6' wide open fire place and french doors opening onto the glass covered veranda area which in turn has a door leading into the conservatory to one end of the house. The kitchen and dining area are connected to each other and the bespoke solid oak kitchen was actually made from 1 whole tree and offers marble work surfaces and a large inset range-style cooker. From the kitchen there is a useful utility room which has washing machine and a stainless steel sink/drainer. The rear door is located by the utility where also can be found a cloakroom with WC and shower, a door to the integral double garage, and stairs leading up to a very impressive 33' bedroom with a huge window to one end overlooking the countryside. Upstairs back in the main house there are 4 further bedrooms with one having a large walk-in cupboard and a generous en suite offering a suite of WC, wash basin and disabled-style walk-in bath. To the outside the grounds are mostly laid to lawn and there are various out-buildings including an ex-kennels building, the double garage by the main gate, a large timber shed housing the oil tank, a further timber shed housing the ride-on mower and a round timber store shed. Please note that heating is oil powered, the drainage is on septic tank and the solar panels are owned by the house.

FEATURES

- Detached country house
- Five bedrooms, one with en suite
- Two double garages, 1 integral to the house
- Country location
- Bespoke kitchen
- Three bathrooms (1 being the en suite)
- Set in approx 1.3 acres
- Various outbuildings included
- Huge potential for use for weddings etc
- Annex potential
- Council Tax Band - G
- EPC - D
- NO ONWARD CHAIN



ROOM DESCRIPTIONS

Grand Entrance Hall

16' 4" total depth x 8' 7" wide (4.98m x 2.62m) Double doors to front portico; wood stairs to first floor and large round-topped window overlooking rear garden; Under-stairs cupboard.

Living Room

17' 1" x 13' 7" (5.21m x 4.14m) Radiator; Window to rear and french doors to front garden/veranda and then to conservatory

Conservatory

35' 0" max length x 13' 0" max width at large end (10.67m x 3.96m) Double glazed glass panels to all sides with single door to front, 2 sets of double french doors to rear

Dining Room area

13' 7" x 10' 0" (4.14m x 3.05m) Radiator; Window to rear; open to kitchen

Kitchen

24' 2" x 7' 0" widening to 8'5 (7.37m x 2.13m) Radiator; 3 Windows to front garden; bespoke timber kitchen made from 1 whole tree and offers a large inset range-style cooker, plenty of storage cupboards and open into the dining room area.

Utility

9' 2" x 8' 5" (2.79m x 2.57m) Radiator; Window to rear; stainless steel sink/drainer; spaces for washing machine and store cupboards.

Downstairs shower room / Cloakroom

Radiator; Window to rear; WC and shower

Bedroom (5)

33' 4" x 11' 6" (10.16m x 3.51m) Stairs open into the middle of this large bedroom above the integral double garage and has slightly decreased head-height to each side, 6 roof windows and a large window to one end overlooking fields beyond

Bedroom 1

13' 8" x 11' 4" (4.17m x 3.45m) Radiator; Window to front gardens and field views; door to walk in cupboard (approx 5'8 x 3'); door to en suite

En Suite to Bed 1

10' 9" x 5' 8" (3.28m x 1.73m) Towel Radiator; Window to rear; WC and wash basin; 'walk-in' style bath

Bedroom 2

16' 0" x 8' 7" (4.88m x 2.62m) Radiator; Windows to front and sides

Bedroom 3

13' 8" x 7' 6" (4.17m x 2.29m) Radiator; Window to front; wash basin

Bedroom 4

9' 7" x 9' 0" (2.92m x 2.74m) Radiator; Window to rear

Bathroom

Towel Radiator; Window to rear; WC, wash basin and shower cubicle.

OUTBUILDINGS

Double garage

23' 2" x 18' 7" (7.06m x 5.66m) Located by the electric front gates; 2 roll up remote controlled doors to front; power and lighting

Ex-Kennels

26' 3" x 14' 9" (8.00m x 4.50m) Building needs some attention; power and lighting and windows to garden

Timber Shed

15' 8" x 13' 0" (4.78m x 3.96m) Housing the oil tank and also workshop space

Mower shed and Round timber store shed

The mower shed is located behind the double garage and houses the ride-on mower.

The round store shed is located in one of the garden areas.

Please Note ..

Heating is from oil (tank in the large timber shed)

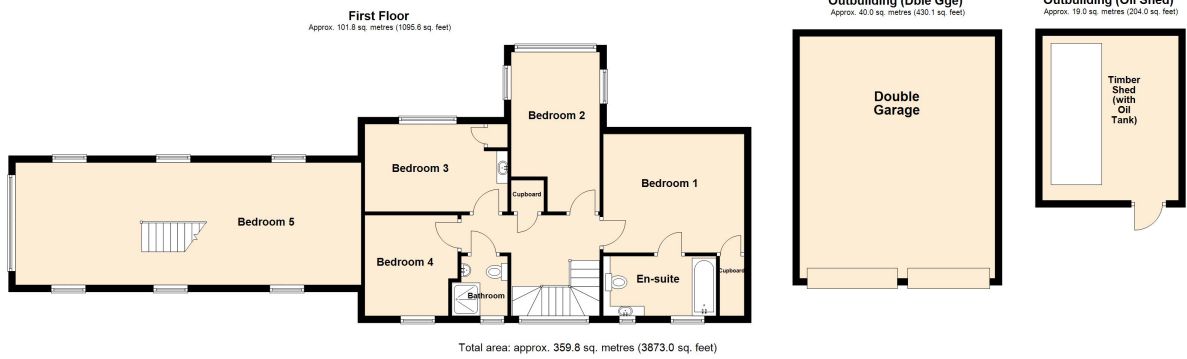
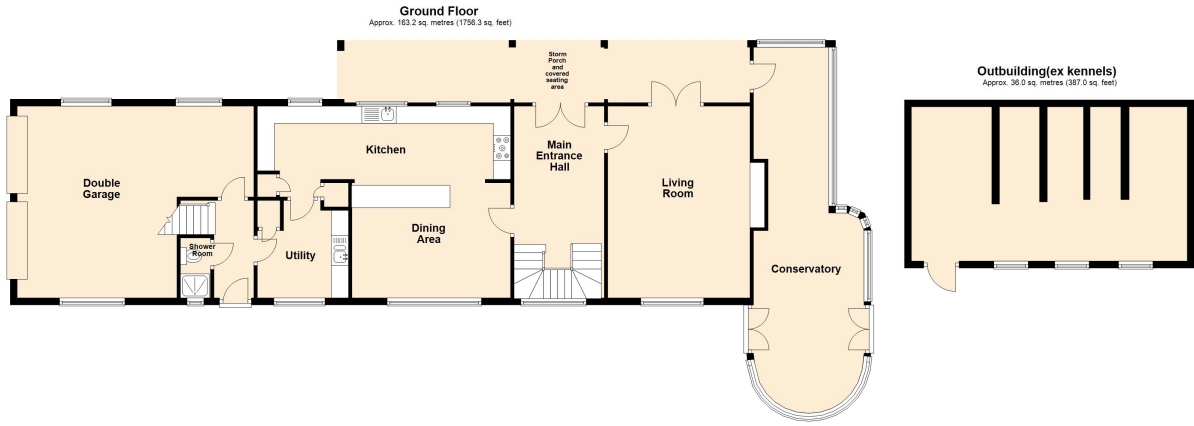
Drainage is from septic tank

Property has no onward chain.

ANNEX potential using the integral garage / Bed 5 / downstairs bathroom.



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
		EU Directive 2002/91/EC	