

Guide Price
£600,000
Freehold





Manor Farm Close, Rectory Way, Lympsham, North Somerset BS24 0EN



Features

- Brand New House
- Four Double Bedrooms
- Master Bedroom with En-Suite Shower Room
- Open Plan Living/Kitchen Area
- Mitsubishi Heat Source Pump
- Underfloor Heating Downstairs
- Luxurious Blu Del Belgio Clay Full Porcelain Tiles in the Bathrooms
- Egyptian Pearle Limestone Floor Tiles
- Detached Garage with Side Door and Electric Irish Oak Door
- No Onward Chain
- Village Location, Great Commuter Links

Summary of Property

Exciting news! We're thrilled to announce a Brand New Four Bedroom Detached Home with a detached garage in the sought-after village of Lympsham. This home has been meticulously built to a high standard throughout, offering both luxury and energy efficiency.

Quaint Village Setting:

- Idyllic Countryside: Surrounded by rolling green hills and scenic landscapes typical of the Somerset countryside.

- Peaceful atmosphere: Life in Lympsham is serene and peaceful, offering a retreat from the hustle and bustle of larger towns and cities.

- Transport Links: While tranquil, Lympsham is typically well-connected by road to nearby towns and cities, making it convenient for commuting or exploring the surrounding areas.

- Rural Charm: The village retains its rural charm, offering a slower pace of life that many find appealing for its tranquility and sense of community.

Room Descriptions

Introduction

Welcome to this stunning brand new four-bedroom house with a detached garage, nestled in the picturesque village of Lymsham. Offering a blend of modern luxury and timeless design, this home presents an array of exquisite features:

Interior Features:

- Underfloor Heating: Enjoy comfort throughout the downstairs with Mitsubishi Heat Source Pump providing efficient warmth.
- Flooring: Step onto the elegant Egyptian Pearle Limestone floor tiles, adding a touch of sophistication to each room.

Kitchen:

- Worktop: A 30mm acrylic Bianco Slab Tech worktop, perfect for meal prep and gatherings.
- Units: Halesworth Dove Grey units offer both style and functionality.

Appliances:

- AEG Black steam assist single multifunctional Oven for culinary excellence.
- AEG Black 5 zone induction hob for precise cooking.
- AEG Black integrated Combi microwave for added convenience.
- White integrated dishwasher for effortless clean-up.

Bathrooms and En-Suite:

- Tiles: Luxurious Blu Del Belgio clay full porcelain tiles adorn the bathrooms, providing a spa-like ambience.

Exterior Features:

- Front Door: A Solidor composite Irish oak front door welcomes you home with elegance and security.
- Windows: Double-glazed windows ensure both energy efficiency and security.
- Staircase: Ascend the oak staircase with glass panelling, an architectural centrepiece.

Garage and Driveway:

- Detached Garage: Features an Electric Teckentrup Cardeck insulated solid Garage door in Irish Oak.
- Driveway: The Raj natural Sandstone block paving leads to your home, adding to the property's curb appeal.

Exteriors:

- Frontage: The frontage of the property and the driveway wall are adorned with Natural Blue and White Lias stone, combining beauty and durability.
- Roof: Concrete roof tiles ensure longevity and low maintenance.

Here is a brief walk-through (We highly recommend you book a viewing to appreciate the true finish of the property).

Exterior:

As you approach the property, you're greeted by the elegant frontage adorned with Natural Blue and White Lias stone, a stunning display of beauty and durability. The driveway, crafted from Raj natural Sandstone block paving, leads the way to the grand entrance.

Front Door:

Stepping through the Solidor composite Irish oak front door, you're immediately struck by the sense of elegance and security it provides. The threshold welcomes you into a world of modern luxury and timeless design.

Office/Study:

To your left, here you will find a multi-functional room. Bedroom five, office, study or playroom, the choice is yours.

Living Room:

To your right, the spacious living room awaits, bathed in natural light filtering through the double-glazed windows. The Egyptian Pearle Limestone floor tiles underfoot exude sophistication, complementing the Dove Grey walls. Sink into comfort on plush furnishings as you admire the view through the large windows and patio doors to the garden.

Kitchen:

From the open-plan living area, you enter the heart of the home—the kitchen. The 30mm acrylic Bianco Slab Tech worktop gleams under the pendant lights, providing ample space for culinary creations. The Halesworth Dove Grey units offer both style and functionality, seamlessly integrated with the AEG Black appliances. Imagine the aroma of a gourmet meal prepared in the AEG Black steam assist single multifunctional Oven, while the 5-zone induction hob offers precise control for cooking perfection. The AEG Black integrated Combi microwave adds convenience, making meal preparation a joy. Clean-up is a breeze with the white integrated dishwasher, leaving you more time to enjoy your culinary creations.

Dining Area:

Adjacent to the kitchen is the dining area, where family meals and gatherings take centre stage. The open-plan layout allows for seamless entertaining, with the oak staircase with glass panelling serving as an architectural masterpiece in the backdrop.

Bathrooms and En-Suite:

Venturing upstairs, the luxurious Blu Del Belgio clay full porcelain tiles in the bathrooms and en-suite create a spa-like ambience. The attention to detail is evident in the modern fixtures and sleek design, offering a sanctuary for relaxation and rejuvenation.

Bedrooms:

Ascending the oak staircase, you find the four bedrooms, each uniquely designed for comfort and tranquillity. The master bedroom boasts a stylish en-suite bathroom, complete with the finest finishes and fixtures. Plush carpeting underfoot invites you to unwind and enjoy peaceful nights.

Detached Garage:

Returning downstairs, step outside to explore the detached garage, featuring the Electric Teckentrup Cardeck insulated solid Garage door in Irish Oak. The perfect space for your vehicles or additional storage, seamlessly blending with the property's exterior aesthetics.

Curb Appeal:

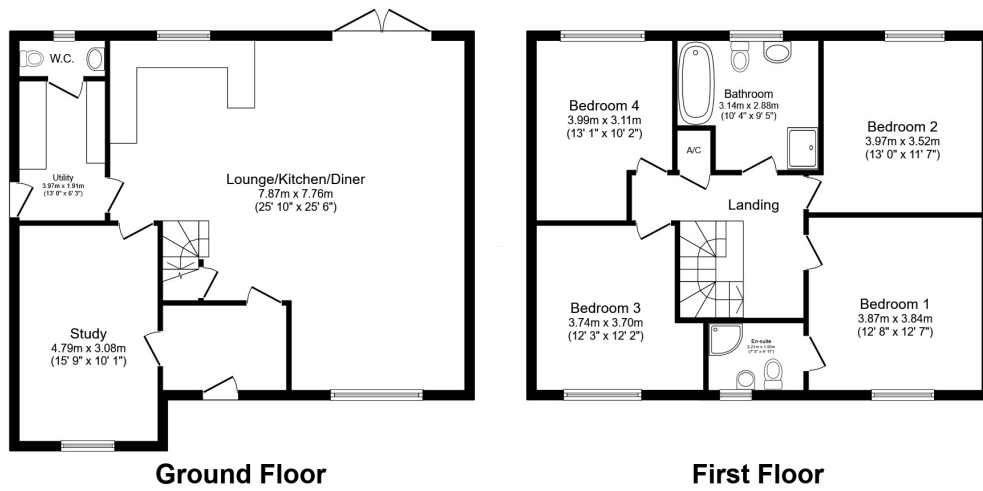
As you make your way back to the front of the house, take a moment to appreciate the concrete roof tiles, ensuring longevity and low maintenance. The Natural Blue and White Lias stone that adorns the frontage and driveway wall adds to the property's curb appeal, creating a lasting impression.

Conclusion:

In conclusion, this exceptional residence in the heart of Lymsham Village is more than just a house—it's a sanctuary of luxury, comfort, and functionality. Every detail, from the underfloor heating to the elegant finishes, has been carefully considered to provide an unparalleled living experience. Welcome to your new home, where modern luxury meets timeless design.



Floorplan



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Total floor area 156.8 m² (1,688 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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