

# Hayes Road

Compton Dundon, TA11 6PF

COOPER  
AND  
TANNER



## Guide Price £765,000 Freehold

A spacious extended bungalow, hiding an unexpected and most impressive barn-style living space behind its modest front facade. This one-of-a-kind property sits in a commanding elevated position taking in quite spectacular views across unspoilt countryside, upon a generous c.1.5 acre plot.

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### ACCOMMODATION:

The property is entered either via the formal front entrance, or by the lobby at the side elevation, for practical everyday use. Having been extended in stages during our client's tenure, this substantial bungalow now offers generous accommodation over one-storey which takes in wonderful views of either the beautiful gardens to the rear or open countryside to the front, from almost every room. Living areas comprise a large open-plan kitchen/diner/sitting room with ample space for informal dining and a loosely defined separate reception area, ideal for your morning coffee. The additional utility room caters well for busy families as well as keen gardeners, after a session tending your wonderful grounds, and the boot room is sure to suit buyers likely to enjoy a walk or two around the picturesque countryside immediately on your doorstep. Useful storage and wash/WC facilities are also found here. Viewers are sure to be impressed by the rear extension, which provides a truly unique 28ft. living area with high vaulted ceiling and windows to three sides, flooding the room with natural light as well as panoramic views of the gardens. A traditional stone fireplace with integral log burning stove, brings a cosiness to this large room during the cooler months as well as an attractive focal point. From a central hallway there is then access to three good size double bedrooms, including the recent creation of a master bed served by an ensuite wetroom. Completing the internal accommodation is the well appointed and tastefully presented family bathroom, which benefits from a four piece suite comprising WC, wash basin over vanity unit, bath and separate shower cubicle.

### OUTSIDE:

Totalling circa 1.5 acres of varying landscape, this generous slice of Somerset countryside offers a unique rural retreat that is sure to appeal to families and nature/garden enthusiasts alike. At the front elevation is an enclosed front garden laid mainly to lawn, bordered by flowerbeds stocked with a variety of attractive shrubs and perennials. The driveway is accessed via a five bar gate opening to parking for up to four cars. The recently constructed double garage features a remote controlled roller door at the front and further single roll-up door to the rear. Aside from secure parking, this has created workshop or hobby space, with further potential storage/utility space to the large mezzanine. The stunning rear garden enjoys landscaped formal areas wrapping around the rear and side elevations, offering fabulous spaces in

which to relax or entertain. The usual garden buildings are present, such as a timber shed and green house, both in good condition. Sweeping lawns wind through the plot, past attractive borders and shrubs, providing large expanses for Children or pets to roam and explore. Avid gardeners will also find ample space to create vegetable beds if required. The plot continues to the south, toward the less formal wildlife area, which takes in breathtaking countryside views from the elevated position, evolving into woodland at the very top of the garden, providing a diverse wildlife habitat. A setting that really must be experienced to be appreciated.

### SERVICES:

Mains electric and water are connected, oil-fired central heating is installed and private drainage is in place. The property is currently banded D for council tax within South Somerset District Council.

### LOCATION:

The village of Compton Dundon is in one of the most picturesque areas of Somerset with both the Polden Hills and the Somerset Levels nearby. Locally there is a village hall which runs a sub post office service, a church and a pub. The local cricket ground is also found at the end of Hayes Rd within a short walk. The nearby market town of Somerton (approximately 3.5 miles away) provides a range of amenities including a shopping precinct, schools, library, doctors surgery, several public houses and restaurants. A wide range of further amenities are available in Street and Glastonbury including quality schooling at all levels such as renowned Millfield School, Crispin School and Strode College. Shoppers can enjoy Clarks Outlet Village within the heart of Street, which is just a 10 minute drive away, in addition to a variety of restaurants and leisure activities.

### VIEWING ARRANGEMENTS:

Strictly through prior arrangement with Cooper and Tanner on 01458 840416. If arriving early, please wait outside to be greeted by a member of our team (barring adverse weather).

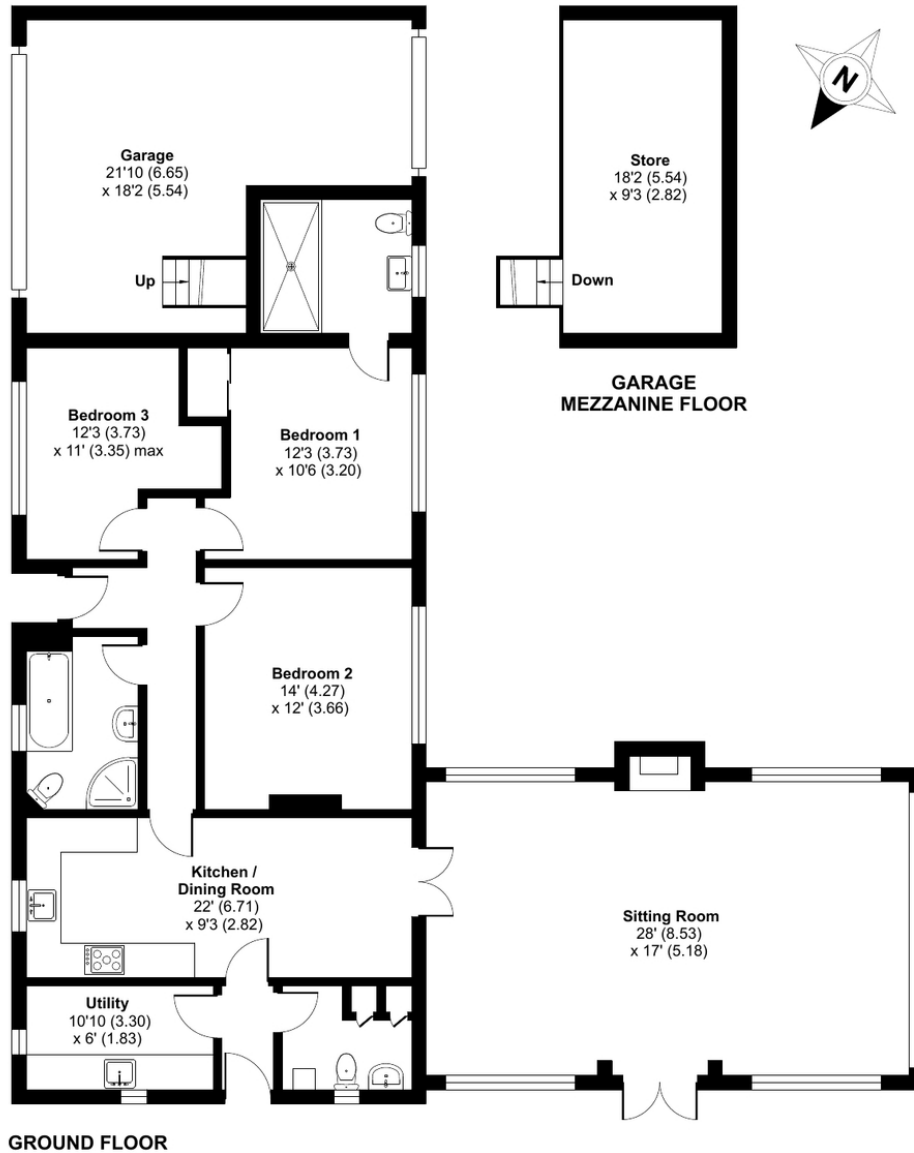




# Albacore Villa, Hayes Road, Compton Dundon, Somerton,

Approximate Area = 2020 sq ft / 188 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Cooper and Tanner. REF: 894461

## STREET OFFICE

Telephone 01458 840416

58a, High Street, Street, Somerset BA16 0EQ

[street@cooperandtanner.co.uk](mailto:street@cooperandtanner.co.uk)

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