

Doran Lodge

Great House Court, Meare, BA6 9SD

COOPER
AND
TANNER



£500,000 Freehold

Doran Lodge is a charming, well-presented and versatile farmhouse, tucked away in a secluded yet central position within the village. The property benefits from an open plan kitchen/diner with snug, three double bedrooms, an attractive South facing rear garden and ample off-road parking with the added benefit of a carport.

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DESCRIPTION

Accessed via a well-proportioned entrance hall, the ground floor accommodation is comprised of a substantial open plan kitchen/diner extending to a snug, a spacious sitting room, and a bright and airy conservatory, with access to and views over the garden. The remaining ground floor accommodation comprises a large utility and a cloakroom with WC.

Very much the heart of the home, the open plan kitchen/diner and snug is fitted with a modern range of units with solid Oak worktops, butler sink, and an LPG/electric range oven. The versatile configuration provides ample room for dining, with additional space suitable to use as a snug, office or similar. The adjoining sitting room features exposed beams and a multi-fuel stove, with two pairs of French doors opening to the garden.

The remaining ground floor accommodation comprises a conservatory, accessed from the kitchen/diner, a large utility room and a cloakroom with WC, and all rooms at the rear of the property open into the garden. Three double bedrooms, a spacious landing with storage, and a family bathroom, are situated on the first floor.

OUTSIDE

The property is approached by a substantial block paved driveway, with access to a timber framed car port and several outbuildings/stores. The enclosed, walled, rear garden benefits from a Southerly aspect with a generously sized patio and a lawn, and features a number of beds which are well stocked with a variety of flowers, plants and trees, benefiting and attracting many birds.

DIRECTIONS

Heading West along on St Mary's Road, towards Westhay, proceed past the turning for Ashcott Road (on the left). Shortly after passing Abbots Way School (on the right), turn into the private driveway on the right-hand side, signposted for Great House Court. Follow the driveway around the left-hand bend, where you will find the entrance for Doran Lodge to the left.

COUNCIL TAX BAND

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TENURE

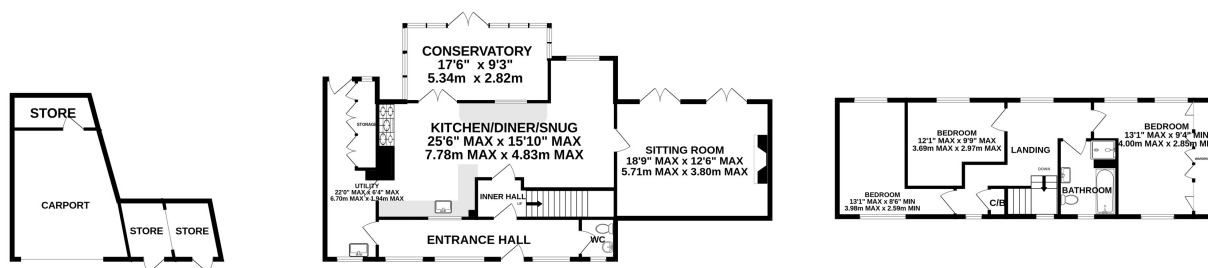
Freehold





GROUND FLOOR

1ST FLOOR



DORAN LODGE, GREAT HOUSE COURT, ST MARYS ROAD, MEARE, BA6 9SD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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