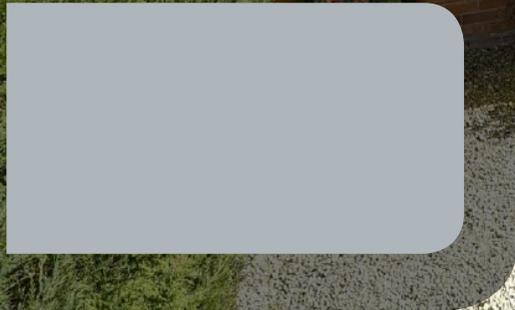




STAGS



7 Mill Lane, Bishops Lydeard, Taunton, TA4 3LN

Taunton - 5 miles.

- Superb development opportunity
- Adjoining building plot
- Outline approval for a single dwelling
- Extended house with three bedrooms
- Three reception rooms
- Kitchen breakfast room
- Driveway and parking
- Good sized rear gardens

Guide price £295,000

Situation

7 Mill lane is located within a short walk of the highly favoured village of Bishops Lydeard, at the foot of The Quantock Hills. The village provides an excellent range of day to day amenities, which include a general store, post office, doctors surgery, church, village hall and pub. Taunton is approximately 5 miles away and is well known for its extensive schooling, educational, sporting and cultural facilities along with access to the M5 motorway and a mainline intercity rail station. The surrounding Quantock Hills, are easily accessible and are designated as an Area Of Outstanding Natural Beauty and provide a wonderful recreational area.

Description

This superb development opportunity comprises an extended semi-detached three bedroom house and adjoining building plot, which has outline planning permission granted to build a detached dwelling within the grounds.

Accommodation

The house has accommodation arranged over two floors and comprises an entrance hallway with a front



Development opportunity. Extended semi-detached house with adjoining building plot.





door to an entrance lobby and stairs to first floor. The dining room has an open fireplace with a timber surround, decorative mantle, cast iron grate and inset wood burning stove with a slate hearth. A glazed door leads through to the study/playroom with a sliding double glazed door to the rear lean-to conservatory, which has double doors leading to the rear garden and door through to the sitting room. The sitting room has a double aspect and patio doors to the side, fireplace with timber surround and a inset wood burning stove with a slate hearth. Double doors lead through to the kitchen/breakfast room, which is fitted with a range of wall and base units, roll edge work surfaces with an inset single drainer sink unit, plumbing and space for a tumble dryer. A door to a walk in cupboard leads through to a downstairs cloakroom with low level WC and wash hand basin. On the first floor there are three good sized bedrooms as well as a bathroom with an enclosed shower cubicle, low level WC and wash hand basin

Outside

There is a five bar gate leading to a driveway which provides parking for a number of vehicles and leads on to a further gravelled parking area at the front of the house enclosed by conifer hedging. The rear garden is landscaped and primarily laid to lawn with deep planted herbaceous borders. There is a log cabin with electric, light and power and also includes a cellar. Outline planning permission has been granted for the erection of a detached two story dwelling and further details can be found by looking on the Taunton Deane Planning website under application number 06/16/0034.

Directions

From Taunton proceed in a north westerly direction towards Williton on the A358. Take the first turning to Bishops Lydeard from the bypass and proceed into the village. Take the second turning on the right hand side on to Mill Lane and after a short distance number 7 can be identified on the right hand side by a stags for sale board.





These particulars are a guide only and should not be relied upon for any purpose.



Stags

5 Hammet Street, Taunton, Somerset,
TA1 1RZ

Tel: 01823 256625

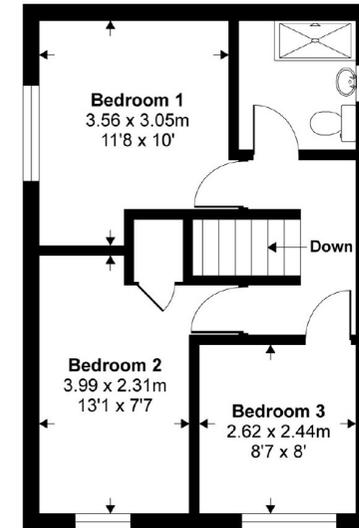
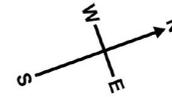
taunton@stags.co.uk

| Energy Efficiency Rating | | Current | Potential |
|---|----------|----------------------------|-----------|
| This energy-efficient - lower running costs | | | |
| 20-40% | A | | |
| 15-20% | B | | |
| 10-15% | C | | |
| 5-10% | D | | |
| 0-5% | E | | |
| | F | | |
| | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

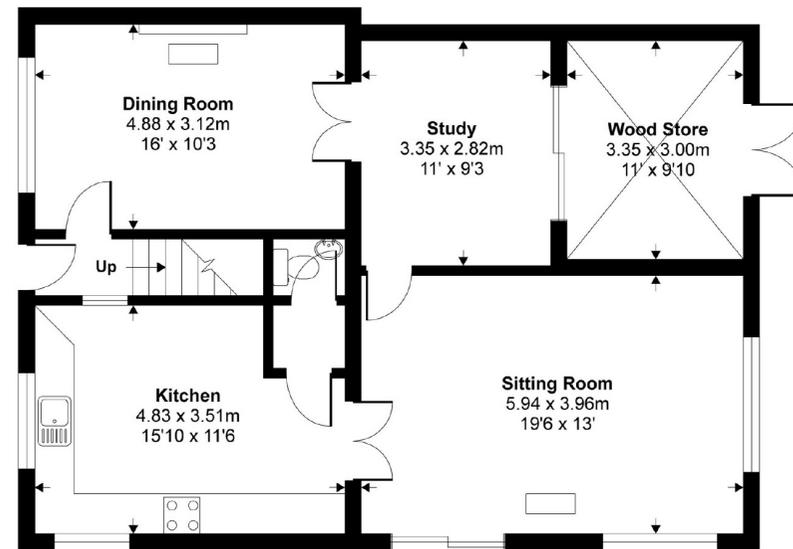
82

72

Approx. Gross Internal Floor Area
121.8 Sq Metres 1312 Sq Ft



First Floor



Ground Floor

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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale