



Lamburt House



Lamburt House

Fivehead, Taunton, Somerset, TA3 6PP

Taunton 10 miles

A Spacious Village Home with Far-Reaching Countryside Views

- Desirable Edge of Village Location
- Four Bedrooms, Two En-Suite
- Beautifully Arranged Gardens
- Conservatory & Study
- Council Tax band F
- Four Reception Rooms
- Double Garage & Ample Parking
- Wonderful Countryside Views
- Popular Community
- Freehold

Guide Price £575,000

SITUATION

Enjoying a delightful position on the edge of the sought-after village of Fivehead, the property is set between the County town of Taunton to the west and Langport to the east. Fivehead offers a range of local amenities including a village hall, general store, The Stable Café, public house and Parish Church, the village has a wonderful community with frequent social events and a children's play park also nearby. Langport provides an excellent selection of day-to-day facilities, while Taunton offers a comprehensive choice of retail, leisure and educational opportunities. Communication links are strong, with the M5 at Junction 25 within easy reach. Taunton's mainline railway station offers direct services to London Paddington, and Crewkerne provides services to London Waterloo. The Dorset and Devon coastlines are also easily accessible, approximately 25 miles away.

DESCRIPTION

Lamburt House occupies a desirable position on the outskirts of the village, this distinctive detached home enjoys a wonderfully open outlook across unspoilt countryside and towards the heart of the community. Thoughtfully arranged and with four bedrooms with two En Suite, the property offers generous and flexible accommodation, complemented by well-tended front and rear gardens and a double garage.



ACCOMMODATION

The property is approached from Stowey Road, a quiet country lane, and is accessed via a five-bar gate leading onto a gravelled driveway with generous parking and turning space. The entrance door with glazed side panel opens into a welcoming reception hall featuring a turning staircase to the first floor. A cloakroom with WC and wash hand basin is located off the hall. The sitting room is a bright double-aspect space with patio doors to the garden and a feature fireplace housing a wood-burning stove with stone surround and timber mantle. Adjacent is a conservatory, enjoying superb views over the gardens and open countryside, with double doors leading outside.

The dining room is a spacious, light room with sliding doors to the rear garden, ideal for entertaining. A study located off of the entrance hall offers a quiet workspace or hobby room. The kitchen/breakfast room is a dual-aspect room with views over fields and is fitted with a range of units, a one-and-a-half bowl sink, integrated oven and hob. A utility room with further storage, sink, boiler and external door provides useful additional space.

Bedroom one enjoys superb views across the garden, countryside and towards the village, and includes fitted wardrobes and an en-suite shower room. Bedroom two also benefits from wonderful rear views and its own en-suite shower room. Bedroom three overlooks the front garden, and Bedroom four has views toward open countryside. A well-appointed family bathroom with claw-foot bath, WC and wash hand basin completes the first floor accommodation.

OUTSIDE

The front garden is mainly laid to lawn and bordered by mature hedging, featuring a lovely copper beech tree. The double garage, fitted with an electric up-and-over door, offers parking for two vehicles and includes a useful workshop area with power, light and water. The rear garden is a particular feature of the property mostly lawned, with established flower and shrub borders, raised beds and a patio seating area from which to sit out and enjoy the peaceful setting.

SERVICES & AGENT'S NOTE

Mains electric, water and drainage. Oil fired central heating. Standard broadband available (Ofcom), the vendors inform us that the installation of fibre broadband is due to take place in the spring. Mobile signal good outdoors with 3, variable with other providers (Ofcom). Please note the agents have not inspected or tested the services.

There is a Tree Preservation Order on the beech tree in the front garden.

DIRECTIONS

Proceed right off the main Taunton to Langport road into Fivehead. Proceed along the village road and after a short distance you will see a turning right onto Stowey Road and the property can be identified on your right hand side.

What3words: [///hairstyle.erupts.symphonic](https://www.what3words.com/#!/en////hairstyle.erupts.symphonic)



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	58	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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