TRENDLE LANE

gth

BICKNOLLER









14 Trendle Lane

Bicknoller, Somerset, TA4 4EG

Taunton Town 14 miles; m5 Junction 25, 15.8 miles

1 | 5 | 2 | 189 Sqm

A spacious detached bungalow occupying a highly sought after location with breathtaking views of open countryside.

Freehold Guide Price of £620,000

DESCRIPTION

This charming, generously sized bungalow occupies an enviable elevated position on Trendle Lane, enjoying breathtaking views towards the Quantock Hills to the front and the Brendon Hills & Exmoor countryside to the back. Believed to date back to the 1960s, the property offers generously proportioned accommodation, well suited to modern living and benefits from double glazing and oil-fired central heating throughout. The accommodation is arranged around a welcoming entrance hall, which incorporates a useful utility area and cloakroom/WC. To one side lies a comfortable sitting room, while to the front of the property is a fabulous 38-foot kitchen/living/dining room. This impressive space is very much the heart of the home, featuring doors onto the sun terrace and making full use of the stunning outlook. It is an ideal setting for entertaining, with glorious sunset views on summer evenings. From the entrance hall, a door leads to the reception or sleeping accommodation, where four spacious double bedrooms are located, all served by a three-piece family bathroom. To the first floor is the principal bedroom, which benefits from an ensuite shower room, along with a large attic space offering scope for conversion to additional accommodation, subject to the necessary planning permissions. While the property would now benefit from some modernisation, it presents a rare and exciting opportunity for purchasers to create a superb family home in a highly sought after rural setting.

OUTSIDE

The property is approached off Trendle Lane, a quiet country lane with minimal passing traffic and surrounding open farmland. A five-bar gate provides access to a tarmac driveway, offering ample parking and turning space for several vehicles, together with a detached double garage. The principal gardens lie to the back of the property and enjoy truly magnificent views towards Exmoor, best appreciated from the sun terrace that adjoins the house and has been thoughtfully positioned to take full advantage of the outlook. Adjacent to the terrace is a lawned garden with established flower and shrub beds, along with a summer house and ornamental fish pond, creating an attractive and tranquil outdoor space.

SERVICES & OUTGOINGS

Mains electric, water and drainage are connected to the property. Oil fired central heating.

Council Tax: *Somerset Council—Band E.*

SITUATION

Bicknoller is a highly sought after village, celebrated for its thriving community spirit and excellent local amenities. The village benefits from a range of clubs and organisations, a fine Parish Church, a popular public house and a well supported community run village shop. The nearby town of Williton, approximately three miles away, provides a comprehensive selection of facilities for everyday needs. Taunton, some 13 miles distant, offers an extensive range of amenities befitting a County Town and regional centre, together with access to the M5 motorway (Junction 25) and mainline intercity rail services. The area is particularly well regarded for its educational provision, with good quality local authority primary and secondary schools available in Williton, alongside a number of noted independent schools located in Taunton and Wellington.

DIRECTIONS: What3words:///union.headings.hound

ADDITIONAL INFORMATION

Broadband: FTTP—Ultrafast broadband is available—highest available download speed 1800 Mbps, highest available upload speed 900 Mbps. (Openreach).

Mobile Coverage: Available via EE, O2, THREE and VODAFONE.

Flooding: The property is in an area at a VERY LOW RISK from







River/Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).









VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

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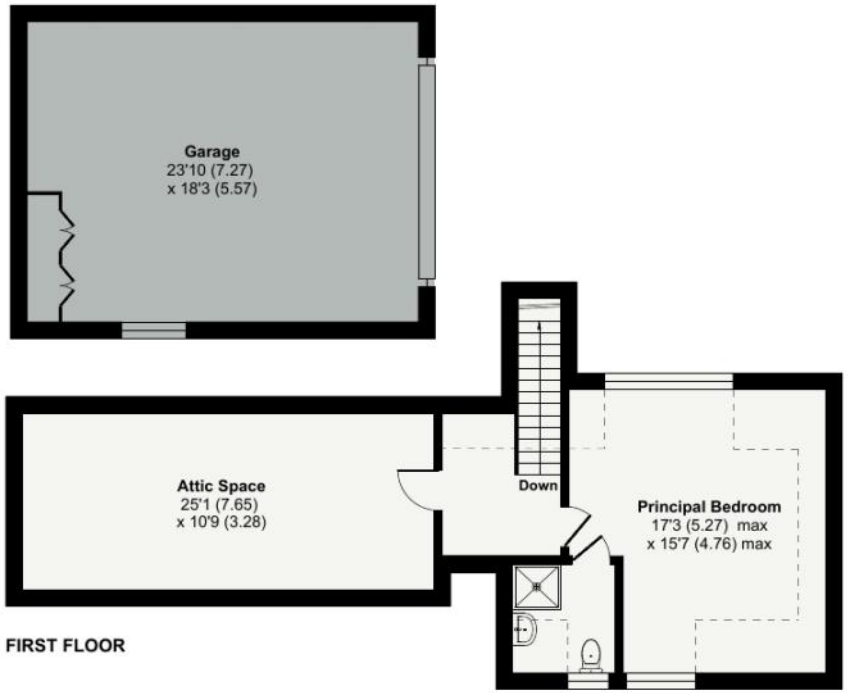
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www.gth.net

Trendle Lane, Bicknoller, Taunton, TA4 4EG

Approximate Area = 2034 sq ft / 188.9 sq m
Limited Use Area(s) = 368 sq ft / 34.1 sq m
Garage = 436 sq ft / 40.5 sq m
Total = 2838 sq ft / 263.5 sq m
For identification only - Not to scale

Denotes restricted head height







Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Greenslade Taylor Hunt. REF: 1438127

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IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.









