LUNDY, STABLE COURT

gth

BICKNOLLER, SOMERSET



# Lundy, Stable Court

## Bicknoller, Somerset, TA4 4EL

*Taunton 13.3 miles; Minehead 11.2 miles; Williton 2.6 miles*

2 | 4 | 2 | 201 sq m

Discover Lundy, an exceptional contemporary home where elegant design, premium finishes and energy efficient living come together in a beautiful countryside setting.

## Freehold Guide Price £799,000



### DESCRIPTION

The heart of the home is the spectacular open plan kitchen, dining and family space, bathed in natural light from expansive glazing and overhead skylights that showcase the surrounding gardens throughout the seasons. The kitchen features sleek quartz worktops, classic shaker style cabinetry and a range of premium integrated appliances, including a Neff double oven, induction hob and dishwasher, Caple full height fridge and freezer, and an Elica telescopic cooker hood. This room also features a charming log burner and a practical utility room.

A separate sitting room provides further versatility, offering the perfect space to relax, entertain or enjoy quiet evenings. The ground floor also benefits from a generous double bedroom and adjacent bathroom.

Upstairs, the impressive principal bedroom enjoys its own en-suite and characterful sloping ceilings, while a further double bedroom completes the first floor. Both bedrooms are enhanced by dramatic gable windows and large skylights.

### OUTSIDE

Outside, Lundy continues to impress. Set within approximately 0.3 acres, the landscaped gardens provide a wonderful private outdoor retreat, complemented by an attractive oak framed carport.

### SITUATION

Set within the spectacular Quantock Hills National Landscape, Bicknoller is surrounded by unspoilt countryside, ancient woodland and rolling heathland. The area is renowned for its abundant wildlife, with regular sightings of red deer, Quantock ponies and a variety of native birdlife, while an extensive network of footpaths and bridleways offers endless opportunities to explore the natural beauty of rural Somerset.

Beautifully crafted and thoughtfully designed, Stable Court perfectly captures Tregenna's commitment to quality and craftsmanship.

### SPECIFICATION

- DISTINCTIVE CHALET-STYLE HOME
- GENEROUS 0.3 ACRE PRIVATE PLOT
- OPEN PLAN KITCHEN, DINING AND LIVING ROOM
- BESPOKE KITCHEN WITH INTEGRATED APPLIANCES
- SEPARATE SITTING ROOM
- GROUND FLOOR DOUBLE BEDROOM
- UNDERFLOOR HEATING
- SOLAR PANELS AND BOSCH AIR SOURCE HEAT PUMP

# Lundy

## SERVICES & OUTGOINGS

We understand that mains electric, water and drainage are connected to the property. Heating is provided via air source heat pump.

**Council Tax:** Somerset Council—Band TBC.

## DIRECTIONS

What3words:///confirms.kilts.summit

## ADDITIONAL INFORMATION

**Warranty:** Buildzone 10 year warranty

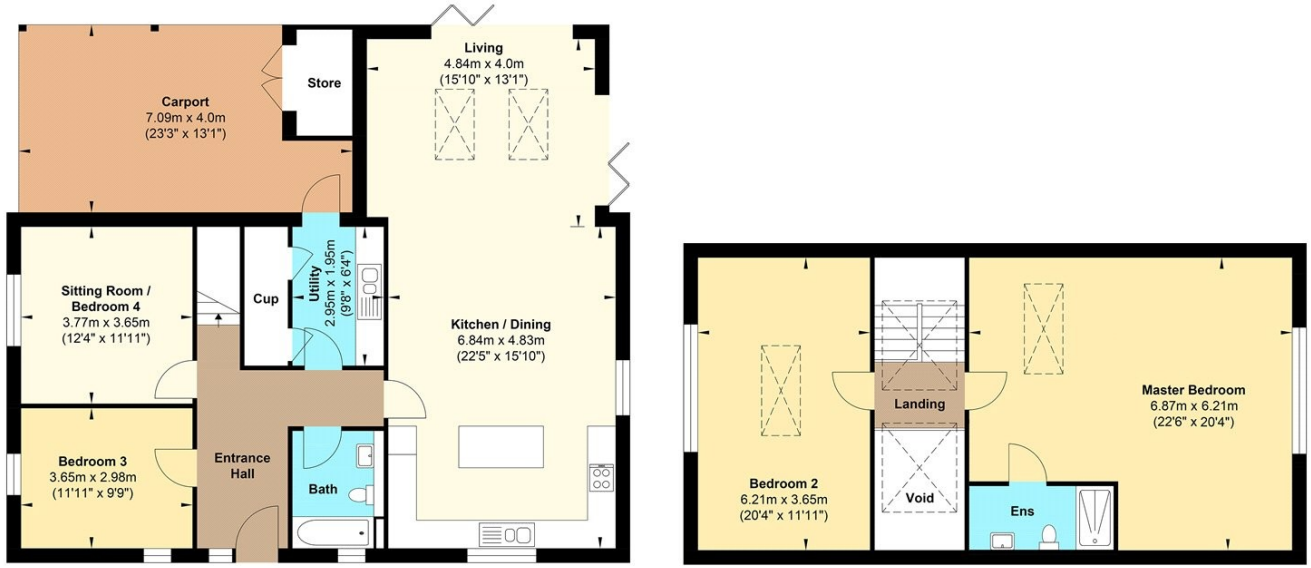
**Broadband:** Ultrafast broadband is available—highest available download speed 1800 Mbps, highest available upload speed 220 Mbps. (Openreach).

**Mobile Coverage:** Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider. (Openreach).

**Flooding:** The property is in an area at a very low risk from River/Sea flooding and a very low risk from Surface Water flooding. (Gov.uk)

**Construction Type:** Traditional construction

***PLEASE NOTE THAT SOME IMAGES HAVE BEEN VIRTUALLY FURNISHED OR MAY HAVE BEEN ENHANCED - THEY ARE FOR ILLUSTRATIVE PURPOSES ONLY.**




Gross Internal Floor Area : 201.0 m2 ... 2163.54 ft2

This floor plan is for illustrative purposes and layout guidance only. It is not drawn to scale.
Dimensions should not be used for carpet or flooring sizes and are not intended to form part of any contract.

## IMPORTANT NOTICE

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# VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

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## VIEWING HEALTH & SAFETY

Please note the property is within a development site with associated risks. Our Health and Safety policy requires all interested parties undertaking viewings of this site to be accompanied by a member of our staff. If so directed by a member of GTH they must wear their own appropriate Personal Protection Equipment (PPE). If interested parties do not adhere to our policy and view the site unaccompanied (or without PPE) they do so at their own risk and we/the seller cannot be held liable for any personal injury or associated claim for compensation.