



North End, Creech St. Michael,
Taunton, Somerset, TA3 5ED
£650,000





- * A spacious split level detached bungalow in Creech St. Michael
- * Grounds extending to approximately 11 acres
- * Main bungalow: 2 reception rooms & 4 bedrooms
- * Self contained one bedroom bungalow
- * Stabling for 14 horses * further outbuildings and stores
- * Ample courtyard parking
- * A number of enclosed paddocks adjoining the property
- * Main services with harvested water supply to the paddocks
- * Potential for an additional annexe for elderly relative or teenager
- * Viewing highly recommended by the sole agents



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THE PROPERTY:

Standing on the outskirts of the popular village of Creech St. Michael is this extremely deceptive small holding amounted to approximately 11 acres. The property briefly comprises a split level three/four bedroom detached bungalow with a separate one bedroom detached bungalow offering a good potential rental yield, a large barn boasting 14 stables, a tack barn, hay store and a coffee/changing room. There is ample courtyard parking, further storage sheds, formal gardens and paddock extending to the southwest of the property. In summary, this is a wonderfully adaptable and spacious small holding, ideal for a number of commercial uses(subject to permission) or as a wonderful family home with an equestrian interest. In addition, the property offers the potential for a further self contained flat within the main property.

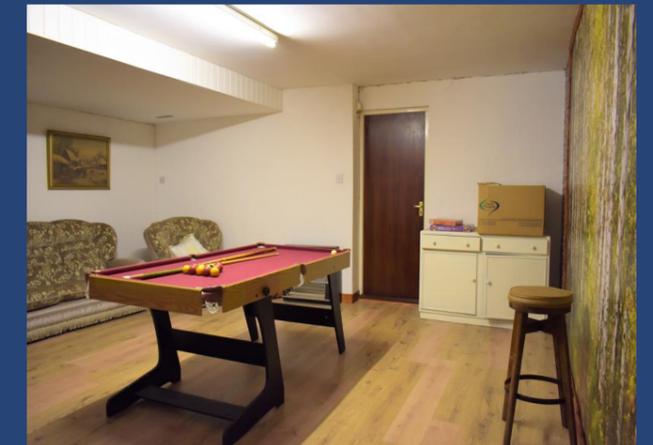
THE LOCATION:

North End is located on the northern outskirts of Creech St. Michael, a favoured village offering a great range of amenities including a primary school, doctors surgery and pharmacy, convenience store/post office and a public house. The county town of Taunton is a short drive away and boasts an excellent selection of shops, bars and restaurants, mainline railway station and The Somerset County Cricket Club. The M5 Motorway is just over a mile distant at Junction 25.

TENURE:
Freehold

TOTAL FLOOR AREA OF BUNGALOW:
217 SQ.M.

- Entrance Hall: 6.00m (19'7") x 1.62m (5'3")
- Living Room: 6.68m (21'9") x 4.54m (14'9")
- Dining Room: 3.57m (11'7") x 3.29m (10'8")
- Kitchen/Breakfast Room: 4.42m (14'5") x 3.99m (13'10")
- Conservatory: 3.93m (12'9") x 2.47m (8'10")
- Bedroom 1: 3.60m (11'8") x 3.54m (11'6")
- En Suite Shower Room: 2.50m (8'2") x 1.46m (4'8")
- Bedroom 2: 3.57m (11'7") x 2.90m (9'5")
- Bedroom 3: 3.54m (11'6") x 2.96m (9'7")
- Bathroom: 2.38m (7'8") x 1.77m (5'8")
- Utility/Boot Room: 4.39m (14'4") x 4.39m (14'4")
- Games Room: 5.15m (16'9") x 4.75m (15'6")
- Store Room: 4.24m (13'9") x 2.44m (8'0")
- Side Entrance Hall: 2.04m (6'7") x 1.37m (4'5")
- Separate WC: 2.14m (7'1") x 1.01m (3'3")
- Kitchen: 2.87m (9'4") x 2.35m (7'7")
- Living/Dining Room: 4.85m (15'9") x 3.14m (10'3")
- Bedroom: 4.85m (15'9") x 2.50m (8'2")
- Bathroom: 2.35m (7'7") x 1.58m (5'2")
- STABLE BLOCK: 18.29m (60'0") x 13.41m (44'0")
- TACK BARN: 13.72m (45'0") x 9.14m (30'0")
- HAY STORE: 18.29m (60'0") x 6.10m (20'0")
- COFFEE/CHANGING ROOM: 3.96m (13'0") x



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales	EU Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂) emissions. The higher the rating the less impact it has on the environment.		