

Thornlea

Thornlea Hele Lane

, South Petherton, Somerset, TA13 5DY

Village centre 100m. A303 0.5 miles. Crewkerne and Ilminster 7 miles. Yeovil 10 miles.

Tucked away within easy walking distance of the village centre, this well presented four bedroom detached home enjoys a delightful position in the heart of the village. The property benefits from extensive off-road parking, a garage, workshop and well maintained gardens, making it an ideal family residence. EPC Band C

- Walking distance of the village centre
- Fully Integrated Kitchen/Dining room
- Four Double Bedrooms, one with a large Dressing Room
- Extensive Parking, Garage and Workshop
- Freehold
- Sitting room and Conservatory
- Utility and Shower Room
- Family Bathroom
- Large Sun Terrace and lawned garden
- Council Tax Band E

Guide Price £620,000

VIEWINGS

Strictly by appointment through the vendors selling agent. Stags, Yeovil office telephone 01935 475000

SITUATION

Thornlea is situated just a short stroll from the village centre, which offers an excellent range of everyday amenities, including a public house, restaurant, convenience store, café, primary school and church, amongst many others. This highly sought after village also benefits from an excellent arts centre, together with a modern medical centre, pharmacy and community hospital. The A303 lies within approximately half a mile, providing excellent road links to the wider region and beyond, whilst a mainline railway station at Crewkerne offers regular services to Exeter and London Waterloo.

DESCRIPTION

Thornlea centres around a beautifully refurbished four bedroom detached family home, constructed principally of reconstituted stone beneath a tiled roof. In recent years, the property has been extensively remodelled and now offers spacious, well proportioned accommodation presented in excellent decorative order throughout. Further benefits include uPVC double glazed windows and doors, together with gas fired central heating and underfloor heating to the superb kitchen/dining room, which is fitted with granite worktops and a comprehensive range of integrated appliances. At the heart of the home is an impressive sitting room featuring a contemporary media wall, complemented by an adjoining conservatory. The ground floor also provides a useful utility room and shower room. On the first floor are four generous double bedrooms, including a principal bedroom with a large walk-in dressing room fitted with wardrobes, together with a well appointed family bathroom. Outside, the property enjoys extensive off-road parking, a garage with adjoining workshop, a variety of useful storage sheds and a private rear garden with a large sun terrace, ideal for outdoor entertaining and al fresco dining.







ACCOMMODATION

The property is approached via an attractive oak-framed entrance porch beneath a pitched tiled roof, with a glazed door opening into the welcoming entrance hall. Stairs rise to the first floor with a useful storage cupboard beneath.

The sitting room forms the heart of the home and features an impressive bespoke media wall incorporating a feature fireplace, recessed illuminated shelving with remote-controlled LED lighting. Glazed French doors lead through to the kitchen/dining room, while further glazed doors open into the conservatory. The conservatory is constructed on a stone plinth with glazing to three elevations, allowing an abundance of natural light to flood the room. Patio doors provide direct access to the garden, power, lighting and a paved floor. The superb kitchen/dining room is a particularly light and airy space, fitted with a beautifully handcrafted kitchen incorporating a Belfast sink, granite worktops and an excellent range of floor and wall-mounted cupboards and drawers. A comprehensive range of integrated appliances includes an electric oven and grill with stainless steel extractor hood over, microwave oven, five-burner gas hob, dishwasher, fridge and freezer. Attractive tiled flooring with underfloor heating extends throughout the room, while glazed French doors provide access to the rear garden. Located on the opposite side of the hallway, the utility room is fitted with a sink unit with single drainer and mixer tap, adjoining work surfaces with cupboard storage beneath, and space and plumbing for both a washing machine and tumble dryer. The room also benefits from attractive tiled flooring, a wall-mounted gas-fired boiler and an obscure glazed door providing side access. Adjoining the utility room is a well-appointed shower room comprising a large walk-in shower, vanity unit with inset wash hand basin and low-level WC. The room is fully tiled and further benefits from a heated towel rail.

The first-floor landing provides access to the loft space via a folding wooden ladder. The loft is fully boarded and fitted with lighting, providing excellent additional storage. The principal bedroom enjoys views over the rear garden and features French doors opening into an impressive dressing room/walk-in wardrobe. A dormer window to the front enjoys delightful views across the village, whilst a range of fitted wardrobes with integrated lighting provides ample storage. Bedroom Two is a generous double room with a window overlooking the rear garden. Bedroom Three is also a comfortable double bedroom enjoying views to the rear. Bedroom Four is currently utilised as a home office and benefits from dual-aspect windows, creating a bright and pleasant working environment. The room also houses the property's CCTV system. The family bathroom has been stylishly appointed and incorporates a smart bath and shower system, which can be operated via mobile phone technology. The suite comprises a panelled bath with shower over, vanity unit with inset wash hand basin and low-level WC. The room is fully tiled and further complemented by a heated towel rail.

OUTSIDE

Set well back from the lane, the property is approached via an attractive driveway providing extensive off-road parking for up to six vehicles and access to a detached garage with power, light and a rear window. The front garden is principally laid to lawn and bordered by mature yew, laurel and beech hedging, together with a mature oak tree. A block-built workshop, additional store, bin and recycling area, and timber garden shed provide excellent ancillary storage and workspace. To the rear, a private enclosed garden features a large paved sun terrace, ideal for outdoor entertaining, leading onto well-maintained lawns with raised flower borders, mature shrubs, trees and an ornamental pond. Steps rise to a further enclosed lawned area with an additional garden shed and lean-to.

SERVICES

All mains services are connected. Gas fired central heating.
Flood risk status - Very low risk (environment agency)
Mobile coverage - EE, O2, Three and Vodafone (Good outdoor - ofcaom)
Broadband - Standard and Ultrafast (ofcom)

DIRECTIONS

Waht3words///supported.proof.isolated
On entering the village, continue through the village centre and by The Brewers Arms turn left into Market Square and onto The Parade, taking the first turning left into Hele Lane. Continue along here for a short distance and immediately after St James Mews, Thornlea will be seen on the right hand side, clearly identified by our For Sale board.



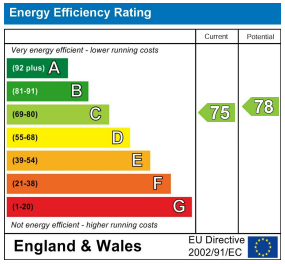




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.







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