



Brackenhurst



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Kilve, Bridgwater, Somerset, TA5 1ED

Williton 5.5 miles, Bridgwater 14 miles, Taunton 18 miles

A beautifully positioned three-bedroom detached home occupying a generous plot with approved planning permission to extend with wonderful views over the Quantock Hills

- Detached three-bedroom family home
- Modern kitchen/breakfast room
- Beautifully landscaped west-facing gardens
- Garage and extensive off-road parking
- Council Tax band E
- Generous plot with planning permission to extend
- Separate dining room, sitting room and study
- Vegetable garden, greenhouses and garden sheds
- Highly desirable village location
- Freehold

Guide Price £600,000

SITUATION

Kilve is one of Somerset's most picturesque coastal villages, situated on the edge of the Quantock Hills Area of Outstanding Natural Beauty. The village offers a welcoming community, historic church, village hall and easy access to spectacular countryside and coastal walks. The nearby towns of Watchet, Williton and Bridgwater provide a wider range of amenities, while excellent road and rail connections make the area ideal for both permanent residence and countryside retreat living.

DESCRIPTION

Situated in the sought-after village of Kilve and enjoying far-reaching views towards the Quantock Hills, Brackenhurst is a beautifully positioned three-bedroom detached home occupying a generous plot with approved planning permission to extend. Offering over 1,500 sq ft of well-proportioned accommodation, extensive gardens, and ample parking, this is a rare opportunity to acquire a property with significant scope to create a substantial family home.



ACCOMMODATION

Inside, the accommodation is bright and versatile. The welcoming entrance hall leads to a spacious triple-aspect sitting room, flooded with natural light and featuring a multi-fuel stove and patio doors opening onto the rear gardens. The modern kitchen/breakfast room is fitted with contemporary units and provides ample space for family dining, while a separate dining room and adjoining study offer flexibility for home working or formal entertaining. A utility room and ground-floor cloakroom complete the accommodation downstairs.

Upstairs, the principal bedroom benefits from a dual aspect and fitted wardrobes. Two further bedrooms are served by a family bathroom, whilst an additional shower room provides practical convenience for family living.

OUTSIDE

The property is approached via a five-bar gate leading onto a sweeping gravel driveway, providing parking for numerous vehicles and access to the detached garage. Set well back from the lane, the home enjoys a sense of privacy and an impressive frontage.

The gardens are undoubtedly one of Brackenhurst's standout features. Meticulously maintained and enjoying a sunny westerly aspect, the grounds include expansive lawns, mature planting, productive vegetable gardens, greenhouses, fruit cages and outbuildings. The large plot not only provides a wonderful outdoor lifestyle but also offers exciting potential to enhance and enlarge the property, with planning permission already in place.

SERVICES

Mains drainage, electricity, water. Oil fired central heating. Superfast broadband available (Ofcom), mobile signal good outdoors (Ofcom). Please note the agents have not inspected or tested the services.

DIRECTIONS

What3Words ///baseballs.sends.knocking



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

5 Hammet Street, Taunton, TA1 1RZ

taunton@stags.co.uk
01823 256625

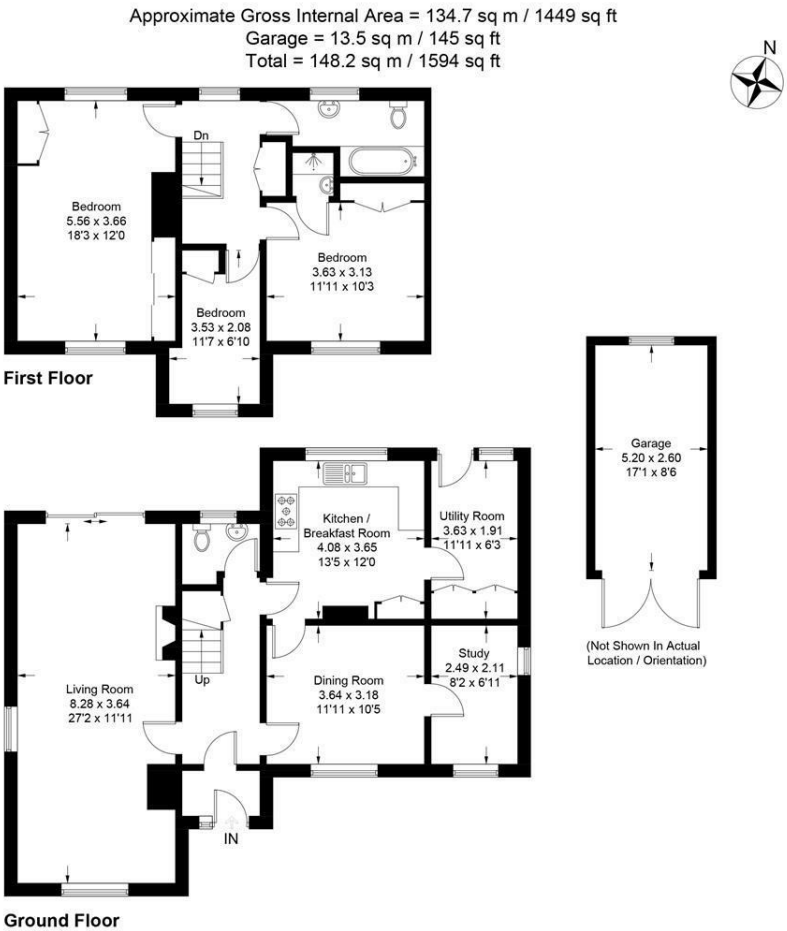


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