

PETER RADICE

COUNTRY PROPERTIES

Country and Equestrian Property Specialists • Chartered Surveyors and Estate Agents

DWELLYS DROVE HOUSE, CREECH HEATHFIELD, TAUNTON



Price Guide: £345,000

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DWELLYS DROVE HOUSE CREECH HEATHFIELD, TAUNTON

*Creech St Michael ½ mile, Taunton 4 miles, M5 (J25) and
mainline railway station at Taunton*

AN ATTRACTIVE PERIOD HOUSE WITH SPACIOUS ACCOMMODATION OF CHARACTER



- * dates from 19th Century
- * some sash windows
- * attractive staircase
- * good ceiling heights
- * fireplaces on both floors
- * picture rails
- * good sized garden

Dwellys Drove House lies about half a mile from Creech St Michael with its local facilities. Taunton provides a comprehensive range of amenities and the town centre is only four miles away.

The property is bounded mainly by stone walls and includes a good sized and attractive garden together with ample parking and an outbuilding. Dwellys Drove House is believed to date from the 19th Century and comprises a detached period house with features which are typical of its era. The main accommodation is well proportioned

with good ceiling heights and is well lit by large windows which include sash windows, with shutters in the sitting room. In the entrance hall there is a Victorian style decorative tiled floor and there are arched alcoves in the sitting and living rooms. The principal bedroom is exceptionally well proportioned and has a large sash window almost down to the level of the floor. Some secondary window glazing has been fitted and there is a night storage heating system.

Whilst the property is in need of some refurbishment it provides

comfortable accommodation and benefits from a location which is very convenient for schools and shopping.

A gothic arched door in the stone wall provides a pedestrian access from Worthy Lane to the garden which is most attractive and comprises a lawn with shrubs, ornamental trees and well stocked flower beds. There is a south facing natural stone wall. A separate vehicular access leads to an area with ample space for parking and a useful outbuilding which is thought to be a former blacksmith's forge.

Directions

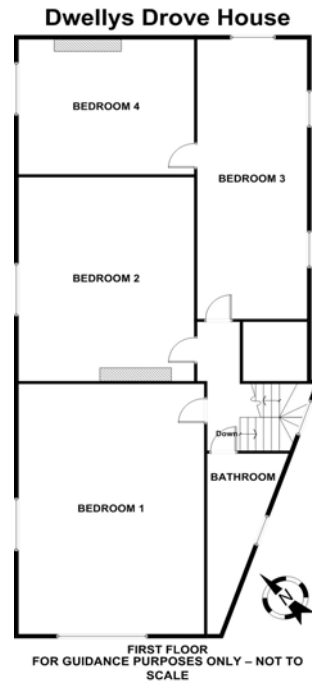
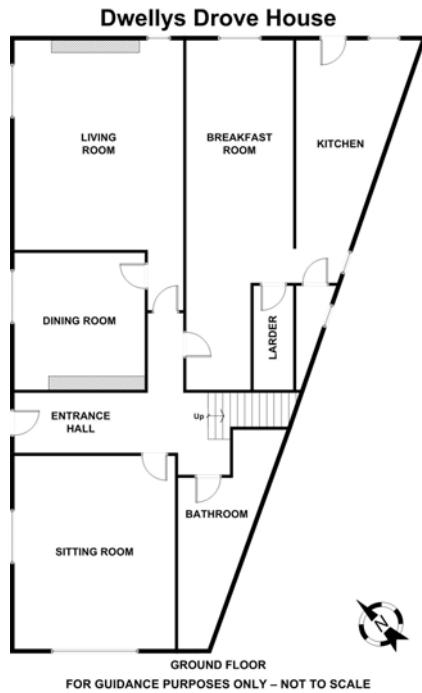
From junction 25 of the M5 motorway proceed towards the town centre and at the first set of traffic lights turn right onto the A38 Bridgwater road. Just after leaving Bathpool turn right, signposted Creech St Michael. On entering Creech St Michael turn left at the mini roundabout and take the first turning right into Worthy Lane. The property is the first on the left hand side.

Viewing

By appointment with the agents at Taunton (01823) 602985.

Important Notice

Peter Radice for themselves and for the vendors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract; (ii) all dimensions, measurements, aspects, dates, areas, mileages and journey times are approximate only and these matters together with descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no member of Peter Radice has any authority to make or give any representation or warranty whatever in relation to this property.



Ground Floor

Entrance Hall

Bathroom

Sitting Room
14'7" x 12'

Dining Room
8'9" > 9'9" x 8'4"

Living Room
15'10" max x 12'5"

Breakfast Room
18'6" x 6'11" max

Kitchen
20'6" max x 7'3" avg

Outbuilding with small **Garage** 15' x 6'7", adjoining **Store Shed** 16' x 11'4" avg.

Garden Shed/Log Store

First Floor

Landing

Bathroom

Bedroom 1
19'3" x 13'7" max

Bedroom 2
14'2" x 12'4"

Bedroom 3
21'4" x 8'

Bedroom 4
12'7" x 10'5" max

