



STAGS

Mallards

Mallards

West Lambrook, South Petherton, TA13 5HA

South Petherton 2 Miles Crewkerne 7 Miles

- Detached Hamstone Family Home
- Spacious Living Accommodation
- 4 Double Bedrooms, Master En Suite
- Annexe Potential
- Refurbished by Current Owners
- Gated Parking and Large Garage
- Gardens Amounting to 0.8 of an Acre
- No Forward Chain

Offers in excess of £850,000

THE PROPERTY

Mallards is a wonderful detached home which offers spacious, family-orientated accommodation with a great degree of versatility within a generous and secluded plot. The property was constructed in the mid 1980s to an individual, exacting specification with building materials selected carefully to produce a characterful exterior, particularly the Hamstone used for the walls which give Mallards an appearance reminiscent of a traditional stone farmhouse. Under the current ownership the property has been sympathetically updated and re-decorated inside, resulting in a comfortable home which offers all the benefits of a modern lifestyle within the charming shell of what appears to be a much older building. Located in a semi-rural position within one of South Somerset's most desirable villages, this property benefits from a beautiful outlook, particularly to the rear where far-reaching views stretch across open countryside into the distance.

Internally the property offers spacious accommodation with high ceilings throughout and a focus on both sociability and convenience. The living areas are arranged in a classical, smoothly flowing layout with all three reception rooms interlinking, allowing these spaces to be connected for a seamless, open-plan way of life or separated to keep a sense of formal and casual environments. The centrepiece of these is arguably the sitting room which is an elegant and expansive space spanning the full width of the house and benefitting from a stone fireplace with a wood burner. From here, bi-folding doors lead into a formal dining room, which is the perfect setting for entertaining and family meals alike, and there are also double doors into a charming garden room. With a wonderful, leafy outlook and glass doors leading directly to the garden, this is an ideal environment in which to unwind at any time of year with the promise of an easy transition between indoor and outdoor living during warmer months. Another highly sociable room is the kitchen/breakfast room which is fitted with attractive units offering great storage and worktop space to one side, with the rest of the space available for a family breakfast table.

On the first floor, four double bedrooms can be found arranged around a central landing. The master bedroom is beautifully proportioned and, with a window to the rear aspect, is the best place to enjoy the far-reaching views to their fullest advantage.



A beautifully appointed home offering spacious accommodation on a generous, private plot of over 0.8 of an acre.





This room also benefits from an en suite bathroom which has been stylishly fitted with a contemporary suite including a free-standing bath. Solid oak flooring has been used to great effect throughout the master bedroom and en suite. A similar bathroom suite has been used in the family bathroom, which can also be reached from the central landing. The three further bedrooms are all of healthy double proportions. Domestically the property is well appointed to cater for the needs of the modern lifestyle. Storage is well provided for on the first floor landing where there are several cupboards, as well as in the entrance hall which benefits from a coat-and shoe cupboard as well as storage beneath the stairs. Adjoining the kitchen is a large utility/ boot room from which stairs rise to a versatile room situated above the integral garage. With front and rear doors to outside and a cloakroom accessible from the utility room, this is an ideal set-up for those seeking semi-independent annex accommodation or for use as a home office or hobby room.

OUTSIDE

Mallards enjoys a large, primarily level plot which measures over 0.8 of an acre. Previously an orchard for the neighbouring property, the garden is mostly laid to south-facing lawn with mature shrubs and trees, some of which are fruiting, and offers a multitude of wonderful outdoor opportunities. Those with green fingers will no doubt appreciate the greenhouse and raised beds to the side of the property which is perfectly arranged for the growing of vegetables, whilst those with a passion for outdoor entertaining and dining al fresco will be at home on the sun terrace which overlooks an ornamental pond as well as benefitting from the beautiful countryside views.

Parking is well provided for with a gated, gravelled driveway to the front offering parking and turning for a number of vehicles. From here twin up-an-over doors lead into a large, integral garage, from which pedestrian access is also available to the utility room.

SITUATION

West Lambrook is a rural village set in the beautiful South Somerset countryside, which enjoys close proximity to popular South Petherton. Close at hand, Shepton Beauchamp and Kingsbury Episcopi both benefit from amenities including village shops, pubs, village halls and churches. South Petherton is serviced by a healthy variety of shopping, leisure and health care facilities including a community hospital and a range of independent businesses. The market town of Crewkerne is within easy reach, where there is a Waitrose superstore, and the commercial centre of Yeovil is also nearby.

Transport links within the area are good with the A303 trunk road accessible on the outskirts of South Petherton and a mainline train station in Crewkerne offering regular, direct services to London (Waterloo) and Exeter. The M5 can be joined at Taunton (J25) .

Education is well catered for in the area with a variety of state and independent schools nearby including Taunton schools, Perrott Hill, Hazelgrove and Millfield at Street.

SERVICES

Mains water and electricity. Private drainage (septic tank). Oil fired central heating.

VIEWINGS

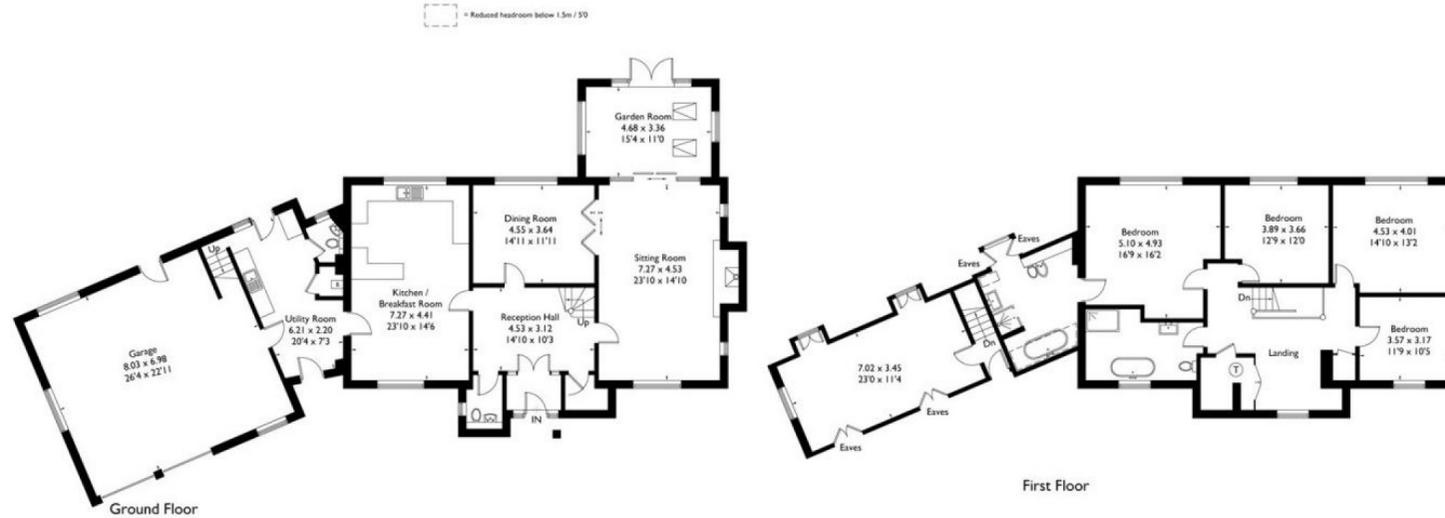
Strictly by appointment with the vendors' selling agents, Messrs Stags, Yeovil Office, Telephone 01935 475000.

DIRECTIONS

From Yeovil take the A37 towards Ilchester and shortly after the Tesco Express Mini Supermarket, bear left towards Tintinhull. Take the road ahead at the double roundabout to continue towards Tintinhull and proceed on this road through Chilthorne Domer, Tintinhull, Ash, Highway, Coat and East Lambrook. At the end of this road turn left towards South Petherton and upon entering West Lambrook turn right into West Lane. The property is the second on the left.



Approximate Gross Internal Area = 354.0 sq m / 3810 sq ft
(Including Garage)



FLOORPLANZ © 2016 0845 6344080 Ref:168175

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

These particulars are a guide only and should not be relied upon for any purpose.



Stags
4/6 Park Road, Yeovil, Somerset, BA20 1DZ
Tel: 01935 475000
yeovil@stags.co.uk

Energy Efficiency Rating		Current	Potential
102-109	A		
81-101	B		
65-80	C		
55-64	D	56	75
49-54	E		
41-48	F		
35-40	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	