

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



3 Manor Farm Close, Rectory Way, Lympsham, Somerset, BS24 0EN



**3 MANOR FARM CLOSE,
RECTORY WAY, LYMPSHAM, SOMERSET BS24 0EN**

Weston super Mare 5.5miles, Bristol Airport 17 miles, Bristol 26 miles,
Taunton 21 miles

An opportunity to acquire an exceptional new build with 4 bedrooms and extremely stylish, well-thought-out accommodation, on a quiet lane, in a popular, friendly village.

The house offers an entrance hall, magnificent, open-plan kitchen/dining/living room, utility room, cloakroom, study/snug, 4 bedrooms, ensuite shower room and superb family bathroom.

Outside there's parking for several vehicles, plus a large, single garage and lawn area to the front and an enclosed rear garden at the back.

Location

Lympsham is a popular village in a rural location between Western super Mare and Burnham on Sea. It has many charms, including architecturally interesting buildings, steeped in history and local facilities, including shop, café, tennis club, cricket club, junior school, and nursery, along with a village hall, and church. The proximity to an expansive beach at Burnham and Brean is a real plus, especially for winter walks.

The property is set well back from a quiet lane on a newly created plot which has an attractive traditional stone wall frontage and block paved drive, in a quiet residential area close to all facilities. At the back there is a livery yard, perfect for keen riders.





Description

An extremely smart, newly constructed, family home designed for modern living with a fabulously welcoming open plan kitchen/living area, full of light, and subtly zoned.

The house has been finished to an exceptionally high standard with natural, limestone floors, bespoke, seamless acrylic, Bianco Slab Tech kitchen work-surface, AEG appliances, under floor heating throughout the ground floor, and an air source heat pump, classic ledge and brace oak internal doors and glamorous fully tiled bathrooms with vanity units and concealed cisterns.

Clearly much thought has been given to ensuring that the house looks as good on the outside as it does on the inside. Blue and white Lias stone, craftsmanship and attention to detail deliver a unique and superior quality finished property.

Accommodation

The front door opens to a bright hallway which provides access to the snug on the left and the open plan living area on the right. As you enter the kitchen/dining/living area the scale of the space delivers a real WOW factor. In addition, the high-quality flooring and sleek kitchen design confirm the superior quality, this is not your average development.

The kitchen has a moulded, seamless work surface and breakfast bar, including a double sink, integrated eye-level double oven and microwave, dishwasher, recycling, and pan drawers, as well as plenty of other storage. Either side of a large window, which overlooks the rear garden, glazed wall units are an attractive feature. There is plenty of space for a large fridge freezer in the kitchen. The rest of the room can be zoned as you wish. It's currently configured as a dining area next to the French doors which lead to the garden and sitting area towards the front of the house.

Beyond the kitchen, a door leads to the utility area, which is fitted with units that match the kitchen and the same stylish work-surface, with integrated, seamless sink. There is space for a tumble dryer and washing machine along with additional storage. The cloakroom is sleek and very stylish with a vanity unit.





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An exterior door leads outside to the east side of the house
The snug/study is versatile and cosy.

Upstairs there are 4 bedrooms, the principal bedroom has an ensuite shower room. The family bathroom is fully tiled with a freestanding, contemporary roll-top bath, large, walk-in shower, fitted vanity unit, and further fitted storage.

There is a cylinder cupboard on the landing.

Outside

A natural block sandstone drive leads to the front door and there is plenty of parking for numerous vehicles. A large, single garage offers plenty of space for storage and there is scope to divide the space if required. A side door provides access at one end and at the front there is a remote-control garage door. A pathway lead around the house and at the rear, there is a large, enclosed lawn and terrace beside the house.

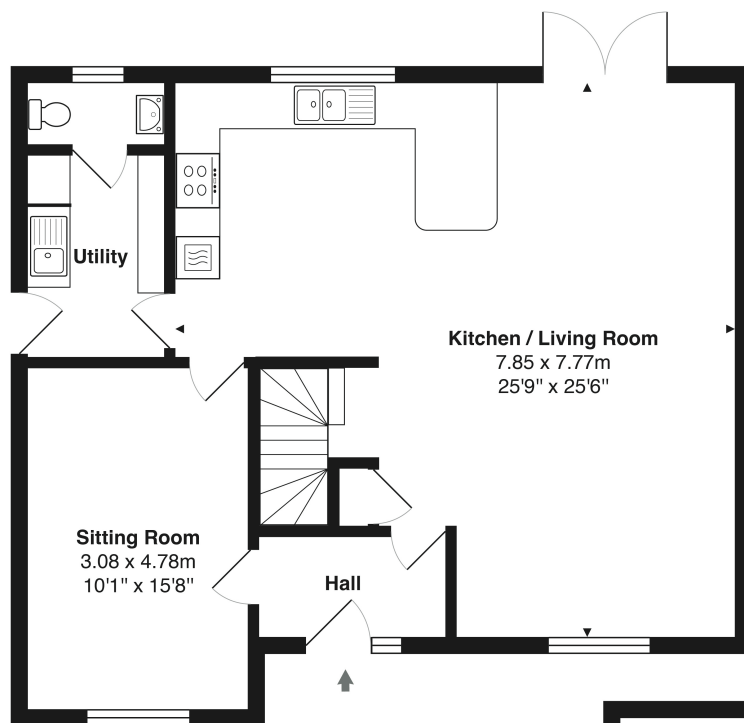
Tenure and other points

New build ABC Warranty issued on exchange. Mains electricity, water, and drainage. Air source heat pump and under floor heating on the ground floor.
Council Tax Band TBC. EPC Rating B.

About the Area

Lympsham is on the outskirts of Weston-super-Mare and is well served with local amenities including primary school which feeds into Hugh Sexey's school at Blackford and Kings Academy in Cheddar. Lympsham also has a post office/store and Church. Junction 22 is close by and provides easy access to the M5 and from there to most major towns and cities. There is a mainline train station in Weston and Burnham on Sea providing fast easy access to all major parts of the country and Bristol International Airport is approximately a 30 minute drive away.

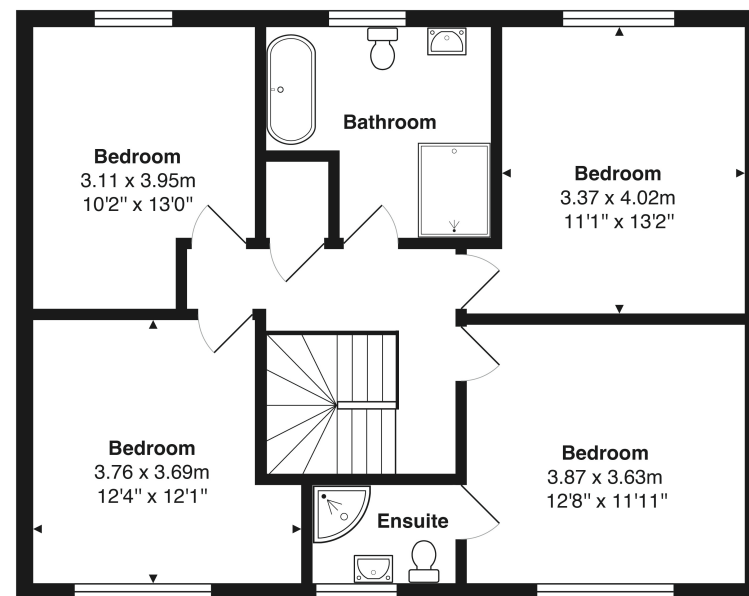
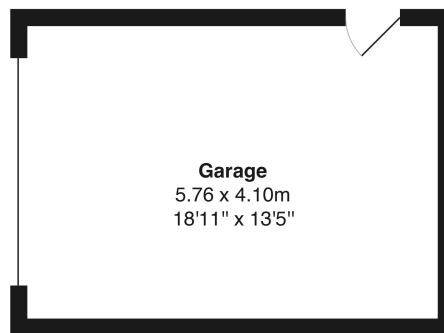




Ground Floor
Area: 80.2 m² ... 863 ft²



Area: 23.6 m² ... 254 ft²



First Floor
Area: 77.8 m² ... 838 ft²

3 Manor Farm Close, Lymsham

Approximate gross internal floor area of main building - 158 m² / 1,710 ft²

IMPORTANT NOTICE - Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise.

VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.

