



## Higher Vellow,

Williton, TA4 4JH.

Guide Price £600,000

Freehold



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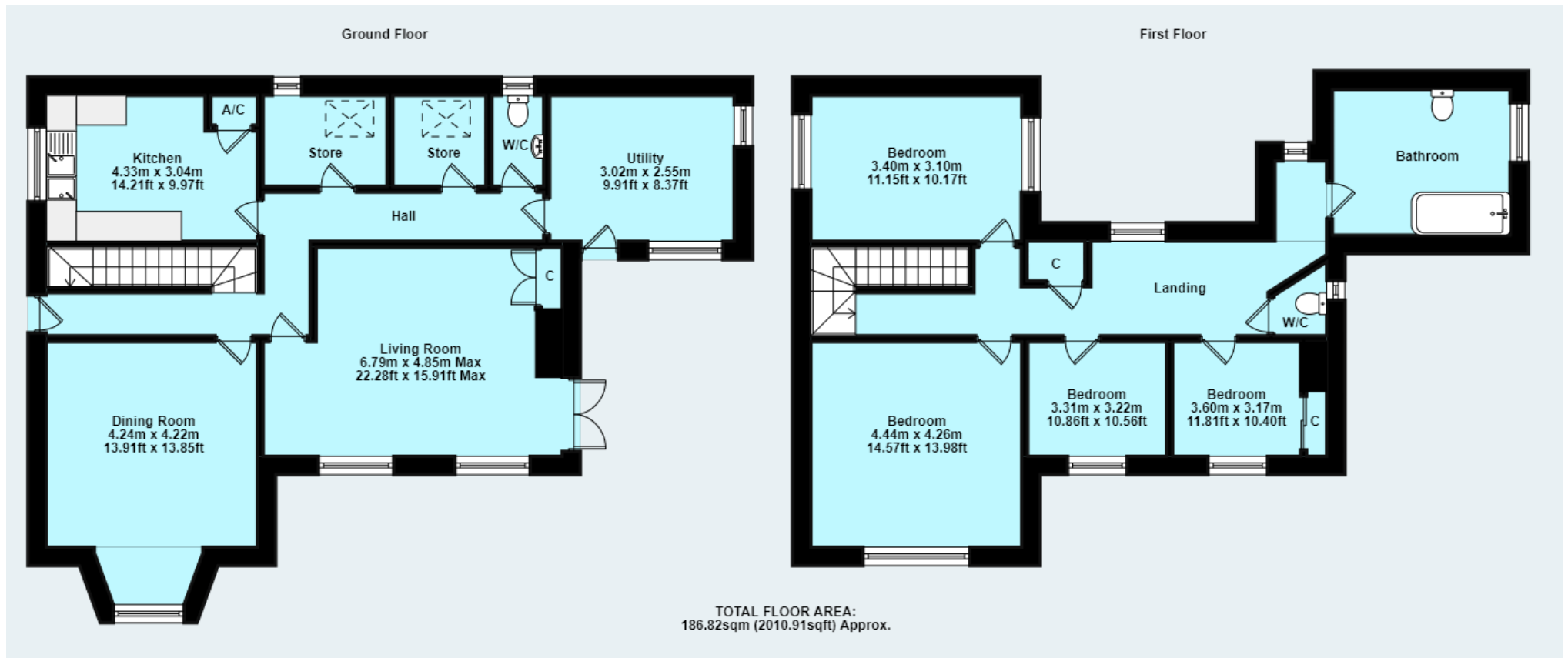
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EPC

Wilkie May  
& Tuckwood

# Floor Plan



# Description

A substantial detached family home in need of complete renovation situated on the edge of the popular village of Stogumber.

- 4 Bedrooms
- Oil Fired Central Heating
- Views Over Farmland
- No Onward Chain

The property comprises a detached family home of stone construction with rendered elevations under a slate roof, with timber framed glazing and oil-fired central heating. The house needs complete renovation and stands in gardens and woodland of just over 1 acre in total. The house occupies a pleasant, elevated position on the edge of Stogumber, overlooking farmland.

The accommodation in brief comprises; solid wooden door into Utility Room; with part tiled walls, double aspect, space and plumbing for washing machine and further white goods, Belfast sink. Solid wooden door into Rear Hall. Downstairs WC; with low level WC and part tiled walls, larder with original slate floor and wooden shelving. Wine Store; with original slate floor, slate shelving and wooden shelving. Living Room; with double aspect, exposed floor boards, open fireplace, alcove cupboards, views over the open farmland, exposed ceiling beams. Kitchen; with aspect to side, quarry tiled floor, basic range of kitchen cupboards, double stainless steel sink and double drainer, mixer tap over, tiled splashbacks, Grant floor-standing oil fired boiler for central heating with adjacent airing cupboard with copper cylinder and jacket, immersion switch. Dining Room; with bay window and aspect to the front overlooking the surrounding farmland, under stairs storage cupboard, door to garden.

Stairs to First Floor Landing; with a storage cupboard. Bedroom 1; with aspect to front and bespoke made cherry wood wardrobes, sink inset into vanity unit with tiled splashback, telephone point. Bedroom 2; with aspect to front. Bedroom 3; with aspect to front. Bedroom 4; with double aspect and a range of fitted units and shelving, wash basin with tiled splashback. Bathroom; comprising bath with tiled surround, mixer shower attachment over, pedestal wash basin, heated towel rail, hatch to rood space, separate WC with overhead cistern.



**OUTSIDE:** The property has off road parking for one vehicle with access to the former stables with up and over door which offers further off-road parking. The gardens are private and arranged as formal gardens with a vegetable patch with polytunnel, with the remainder to an established woodland.



#### GENERAL REMARKS AND STIPULATION

**Tenure:** The property is offered for sale Freehold by private treaty

**Services:** Mains water, mains electricity, mains drainage, mains gas.

**Local Authority:** Somerset Council, Deane House, Belvedere Road, Taunton. TA1 1HE.

**Council Tax Band:** E

**Parking:** There is off road parking at this property.

**Broadband:** For an indication of specific speeds and supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: [checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

**Mobile:** For an indication of supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: [checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

**Flood Risk:** For information relating to flood risk in the area, we would advise interested buyers to use the below government checker: [flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)

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Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

<sup>8</sup>. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.



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