



STAGS

Pipers Gate

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Chapel Leigh, Lydeard St Lawrence, Taunton,

Bishops Lydeard - 4.5 Miles, Taunton - 8 miles, M5 (J25) - 10 Miles

- Kitchen/Dining Room
- Sitting Room
- Utility & Cloakroom
- 4 Bedrooms (1 En-Suite)
- Garage with Office
- Landscaped Gardens & Pond
- Swimming Pool
- Private Driveway

Guide price £575,000

Situation

Pipers Gate is situated in the hamlet of Chapel Leigh, a quiet West Somerset hamlet. This part of Somerset is unknown to many with its gently rolling countryside and no major roads nearby, accordingly it is very much unspoilt and includes some of the most beautiful countryside in Somerset. The property is only 8 miles away from Taunton, the County Town of Somerset, which provides an excellent range of amenities. The nearby village of Bishops Lydeard is also 4 ½ miles away and includes a range of shops, a parish church, doctors surgery, library, inn, post office, garage and primary school. The Quantock Hills, designated as an Area of Outstanding Natural Beauty, together with the Brendon Hills and Exmoor National Park, are close by and provide miles of footpaths and bridleways.

Description

Pipers Gate was converted in 2003, with attractive pink sandstone elevations under a clay tiled roof. The accommodation is arranged over two floors and comprises a front door into the entrance hallway with doors to the cloakroom/WC, utility room and sitting room. The sitting room is light and spacious with open views south over the terrace, gardens and hills. In one corner is an integrated glass fronted wood burning stove and at the other is a door to the inner hallway. A turning staircase provides access to the first floor with door through to the open plan kitchen/dining room. This room has a range of fitted wall and base units, peninsular worktop



A delightful converted sandstone barn with beautifully landscaped gardens, pond & swimming pool, with approximately 1 acre.





and cupboards and a balanced flue gas stove in one corner, walk in larder and doors to the front and rear. The first floor has four bedrooms, three doubles and one single, the master having an ensuite. At the rear is a spacious family bathroom with a corner bath, shower and bidet.

Outside

Externally the property is set in beautifully landscaped and organically cultivated gardens, all created from the former farmyard, that extend to approximately one acre. Double wooden gates with high stone retaining walls provide access to a gravelled driveway with a parking area. Double garage with half conversion into a large office/study. A deep paved terrace stretches along the full width of the house and overlooks the garden. At the front of the house a formal front lawn is bordered by a full flowing stream, surrounded by four planted herbaceous borders. From the drive there is a large wildlife containing a variety of plants and being colonised by innumerable frogs, toads, newts, dragon and damselflies. A timber summerhouse overlooks the pond, beyond which is a fruit orchard of twelve varieties and an extensive range of indigenous and decorative trees that range from silver birch, crab apple and Japanese cherry. There is a natural grass-lined labyrinth and a generously planted perennial meadow. Enclosed by a mature hornbeam hedge is an extensive vegetable plot to one side incorporating a number of raised beds with a sandstone potting shed. At the top of the garden enjoying an elevated position is a 17m x 5m swimming pool with extensive paved surround sheltered by woven willow fencing. The pool is highly effectively heated for five/six months of the year by 12 hidden solar panels and is sand filtered and salt cleansed for minimum maintenance and cost.

Services

Oil fired central heating with LPG gas hob, balance Flu stove, water is from a bore hole, private drainage, 20 PV photovoltaic panels on the roof providing a tax-free income of approximately £1700 pa, as well as low-cost daytime electricity. There is a current tariff of 43p per unit for 23 years, which is inflation linked.

Directions

From Taunton take the A358 in a north-easterly direction, passing the turning to Bishops Lydeard. Turn left shortly afterwards signposted to Ash Priors. Pass over the West Somerset Railway Line and head towards Ash Priors Common. At the end of the common turn right heading towards Ash Priors and turn off left almost immediately after. Follow this road and turn right at Northway Farm. Follow this road and take the first turning right to Chapel Leigh. Proceed up the hill and past the new house which has recently been built to the left and Pipers Gate can be found after a short distance on the left hand side, identified by a Stags for sale board.

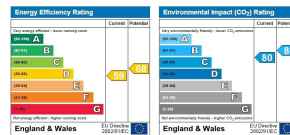




These particulars are a guide only and should not be relied upon for any purpose.



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Pipers Gate

Approx. Gross Internal Floor Area 163.2 Sq Metres 1757 Sq Ft (Excludes Office & Includes Garage)

