



Little Acre,
Shearston, North Petherton, Somerset, TA6 6PL

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Little Acres is a most impressive, beautifully presented 4/5 bedroomed family home, which enjoys an envious position, conveniently located yet set amongst glorious open countryside with far reaching views. The property is found along a quiet no-through country lane with an attractive private entrance with driveway and parking.

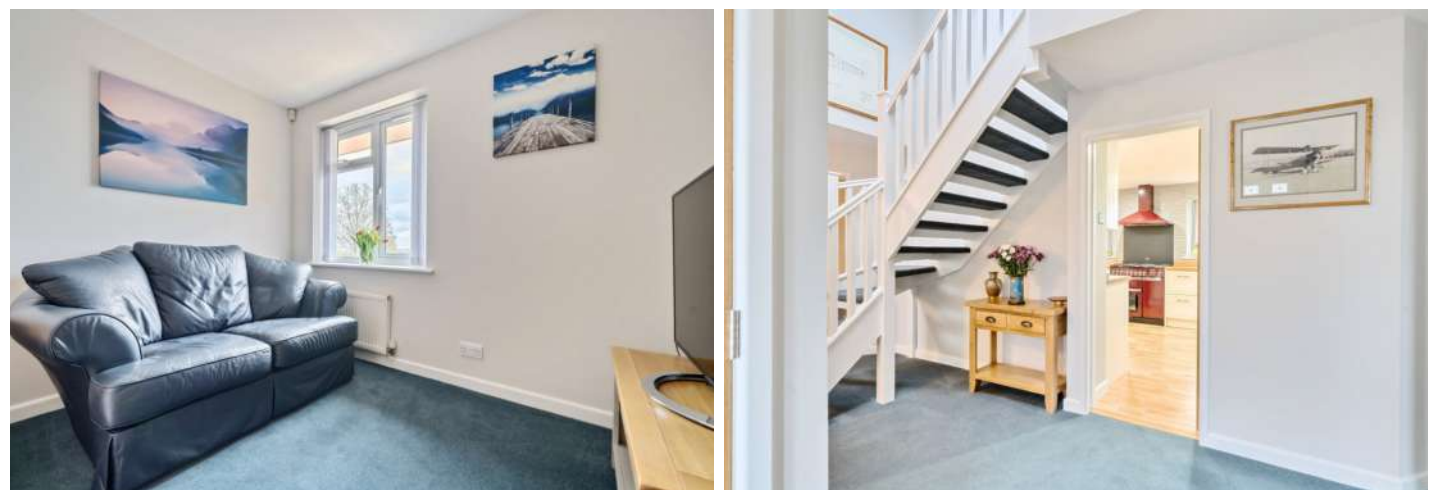
Over the past 5 years the current owners have significantly upgraded the property throughout to make it a most desirable home that offers huge flexibility with spacious, light and airy accommodation, set over 2 floors.

THE ACCOMMODATION

The accommodation comprises a spacious reception hall with a useful cloak cupboard to one side. This extends across the centre of the house and features an open tread staircase along one side.

An impressive kitchen has recently been fitted with a comprehensive range of wall and base units designed and installed by Howdens. Integrated appliances include dishwasher, a Professional Rangemaster cooker with LPG gas hobs, double electric oven and grill with matching extractor hood over and a fridge freezer. A useful full height larder cupboard is to the far side. Solid oak work surfaces extend across providing superb preparation space. Attractive contemporary style Italian tiling is used within the design giving the room a modern feel.

Stunning engineered wood flooring extends into the utility room seen at the far end. A further range of wall and base units follow the design from the kitchen with an inset Belfast sink and space for a washing machine and dryer. A valiant LPG gas boiler is housed within a cupboard serving the house. A part glazed door opens out onto the far garden and sun terrace with views out across the garden.





An open plan design leads to the breakfast/dining room with French doors opening out to the main sun terrace. A vertical radiator panel in anthracite is along the back wall. A part bevelled glazed oak internal door leads in to the hall.

A further part bevelled glazed door opens into the main sitting room, which is light and bright with views out to the rear through French doors, to the front and side of the house allowing an abundance of natural light in. A chimney breast is central to the room and, although presently sealed, could be re-opened. A smaller reception room to the side is currently used as a snug /television room with views out to the front area.

Across the hall is a useful home office (which could also be used as bedroom 4).

There are two further guest double bedrooms. A luxury shower room including an oversized walk in shower, and vanity that extends around the far wall is beautifully designed and finished by Howdens and provides ample cupboard storage. The larger guest bedroom is fitted with a full range of wardrobes, draws and dressing table. A well-appointed en suite bathroom with overhead shower set within the bath all fitted by Howdens.

On the first floor an impressive principal suite offers extensive space with elevated views out across the grounds of the house with far reaching views beyond.

To the far end access to a small landing area leads to a stunning shower room, which has been designed and fitted by Howdens to include a large walk in shower. A range of vanity units run along the left side, all of which offer excellent storage.

A further double bedroom (which could be used as a dressing room) is to the end of the landing.

GARDENS AND GROUNDS

The property is approached along a quiet rural lane leading to an impressive brick pillared, bell mouth gated entrance that is edged by established clipped laurel hedging and provides complete privacy to the property.

Attractive herringbone style brick paving extends across a large driveway and parking area with parking for numerous cars. This leads up to a substantial detached double garage with an electric up and over garage door. This offers generous space for parking two cars with ample storage and workshop space around the side. Power and lighting are available with a further side door leading out to the house. The LPG gas supply cylinder can be seen to the side.

There are lawned areas that extend around and connect to the entrance of the post and railed paddock with mature hedging running along the boundary edge. A further exit out to the lane is to the far end through an aluminium five bar gate. To the other side a small, enclosed area with a small garden shed and notably an impressive walnut tree.

The main lawn area extends out from a large sun terrace that runs along the length of the house to include a sun awning that provides a shaded entertaining area. The terrace continues around the far side of the house. Mature specimen camelias and ornamental shrubs are set within a further raised lawned area. A greenhouse and garden shed with a small kitchen garden area is to the far corner of the garden.

SITUATION

Little Acre enjoys an attractive rural location, situated in a no through lane. Shearston is a small hamlet located between the larger villages of Thurloxton and North Petherton. It lies at the southern edge of the Quantock Hills and enjoys an attractive, slightly elevated location and accordingly has pleasant views over the surrounding countryside. The nearby village of Thurloxton has a pub, whilst the larger village of North Petherton has doctors' and dentists' surgeries, primary school, restaurants and local convenience stores. Shearston is well placed for ease of access to the A38 which provides fast and convenient access to Bridgwater and Junction 24 of the M5 Motorway to the north and Taunton and Junction 25 Motorway to the south.









DIRECTIONS

Leave Taunton in a north easterly direction heading towards Bridgwater on the A38. Continue past Thurloxtton Fruit Farm and shortly after the right hand turning into Moon Lane (signposted North Newton), take the next left hand turning signposted Shearston. Continue past Chapel Hill Farm and opposite The Orchard, turn right into a no through lane marked "Unsuitable for HGV's". Little Acre will be found on the left hand side after about 100 yards.

SERVICES

Mains electricity, water and private drainage, LPG Gas CH.

LOCAL AUTHORITY

Somerset Council Tax Band F

ENERGY PERFORMANCE CERTIFICATE

Rating D

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Approximate Area = 2098 sq ft / 194.9 sq m (excludes void)
 Garage = 336 sq ft / 31.2 sq m
 Outbuildings = 125 sq ft / 11.6 sq m
 Total = 2559 sq ft / 237.7 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Humberts. REF: 1084344

AGENTS NOTE:

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