



HAMBLETON  
ESTATE AGENTS

## THE HIGHLANDS WINCANTON BA9 9LS



£750,000



# The Highlands, Bayford Hill, Wincanton, Somerset, BA9 9LS.

An imposing Edwardian house situated in an elevated position with far reaching views across The Blackmore Vale. This impressive property enjoys versatile and generous accommodation incorporating an internal annexe which flows seamlessly within the house whilst offering potential for independent multi-generational living.

An enclosed entrance porch opens to a spacious hallway creating an excellent first impression. There are two main reception rooms to the front aspect featuring handsome fireplaces as the focal points, and large sash bay windows providing an abundance of natural light. To the rear there is a spacious kitchen/breakfast room fitted with an excellent range of units incorporating a useful larder cupboard and space for a large fridge/freezer and range style cooker. Off the main hallway, a door opens to the annexe with a lounge and kitchen on the ground floor, stairs from the lounge lead up to the bedroom and shower room. Completing the ground floor accommodation is the convenience of a cloakroom.

From the main hallway stairs rise to the first floor. Excluding the annexe bedroom and shower room, there is a family bathroom and three large double bedrooms, two of which enjoy stunning panoramic views across The Blackmore Vale, and en-suite facilities.

From the landing stairs rise to the second floor with two characterful attic rooms one of which will be ideal as a study/home office. Large store room providing potential for a bathroom.

## ACCOMMODATION GROUND FLOOR

A canopy porch with flagstone steps leads to the front door opening to an enclosed entrance porch with door to:

**ENTRANCE HALL:** An inviting hallway with encaustic tiled floor, dado rail, radiator, smoke detector and understairs cupboard.

**CLOAKROOM/UTILITY ROOM:** Low level WC, wash basin, heated towel rail, space and plumbing for washing machine and sash window to side aspect.

**LIVING ROOM:** 19'5" (into bay) x 13'11" An attractive fireplace with timber surround and marble slips, exposed floorboards, picture rail, radiator and secondary double glazed sash window to front aspect with far reaching views.

**DINING ROOM:** 17'7" (into bay) x 13' A handsome period fireplace provides the centrepiece of the room. Picture rail, radiator, two wall light points and large secondary double glazed sash bay window to front aspect.

**KITCHEN/BREAKFAST ROOM:** 13'11" x 13'11" (max) Stainless steel sink and drainer, range of wall and base units with a drawer line and granite work surface over, space for range style cooker, space and plumbing for dishwasher and washing machine, dual aspect sash windows, exposed floorboards, fitted larder unit with recess to one side for large fridge/freezer, picture rail and door to rear lobby with cupboard housing consumer unit and door to garden.

**ANNEXE LOUNGE:** 14'5" x 9'11" Off the main entrance hall a door opens to the lounge with radiator, sash window to side aspect, opening to the kitchen and stairs to the annexe bedroom and shower room. If an annexe is not required this room will be ideal for a home office.

**ANNEXE KITCHEN:** 10'2" x 9'1" Single drainer stainless steel sink unit with cupboard below, sash window to side aspect, wall unit, work surface, radiator and door to rear garden. If an annexe is not required this room is ideal for a utility/boot room for the main house.

From the entrance hall the main staircase with half landing rises to the first floor landing. Dado rail, smoke detector and airing cupboard housing hot water tank with shelving for linen.

## FIRST FLOOR

**BEDROOM 1:** 19'7" (into bay) x 13'11" An impressive master bedroom with a large secondary double glazed bay window enjoying panoramic views overlooking the Blackmore Vale. Radiator and door to:

**EN-SUITE BATHROOM:** Bath with mixer tap and shower attachment, low level WC, wash basin, radiator, picture rail, extractor, secondary double glazed window to front aspect and electric shaver point.

**BEDROOM 2:** 17'7" (into bay) x 13' (max) A light and airy room with far reaching panoramic views over the Blackmore Vale. Radiator, picture rail, secondary double glazed window, door to en-suite shower room and separate door to en-suite WC.

**EN-SUITE SHOWER ROOM:** Large shower cubicle, wash basin unit, extractor and shaver point.

**EN-SUITE WC:** Low level WC, wash basin unit, extractor and display shelf.

**BEDROOM 3:** 14'2" x 13'11" Radiator, coved ceiling and sash window overlooking the rear garden.

**FAMILY BATHROOM:** Double ended bath with shower over, low level WC, pedestal wash hand basin, shaver socket, extractor, radiator with heated towel rail attached and sash window.

From the landing a door gives access to the annexe landing with doors to the annexe bedroom and shower room.

**ANNEXE BEDROOM/BEDROOM 4:** 10'2" x 9'1" Radiator and sash window to side aspect.

**ANNEXE SHOWER ROOM:** Large shower cubicle, pedestal wash hand basin, low level WC, sash window, illuminated mirror with shaver socket, and radiator with towel rail attached.

From the landing stairs to second floor landing. Smoke detector and window to side aspect.

## SECOND FLOOR

**STUDY/HOME OFFICE:** 11'4" x 10'11" A characterful attic bedroom with large walk-in wardrobe, exposed floorboards, painted wood panelling, radiator and window to front aspect with panoramic views over the Blackmore Vale.

**BEDROOM 5:** 11'5" x 7'7" Radiator, sash window overlooking the rear garden, painted panelled walls and walk-in wardrobe.

**ATTIC STORAGE ROOM:** Exposed timbers, velux window, sloping ceiling with restricted head room.

## OUTSIDE

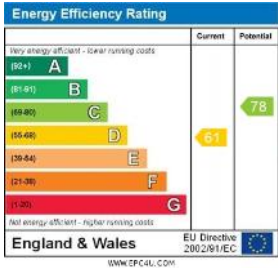
The property can be accessed from both Bayford Hill with steps leading up from the road and vehicular access via Penn View. A gravel driveway leads to a parking/turning area with space for several cars. The rear garden is a particular feature being of a very generous size with a large expanse of lawn with summer house, pleasant seating areas to sit and relax, brick shed, large timber shed, wildlife garden and productive vegetable/fruit garden.

**AGENTS NOTE:** A new roof was fitted in 2012.

**SERVICES:** Mains water, electricity, drainage, gas central heating (gas boiler replaced December 2023), and telephone all subject to the usual utility regulations.

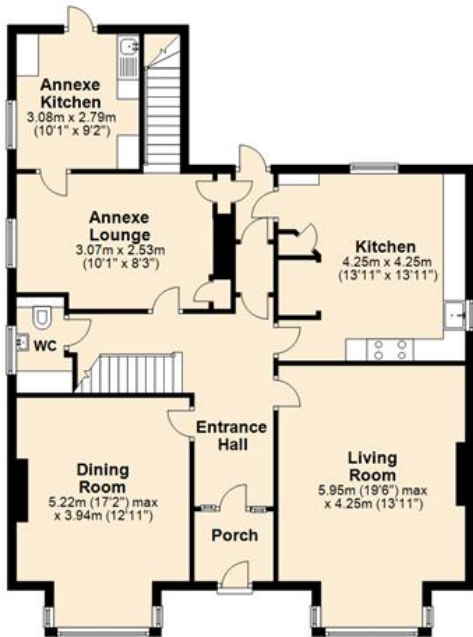
**COUNCIL TAX BAND:** MAIN HOUSE D. ANNEXE A

**TENURE:** Freehold

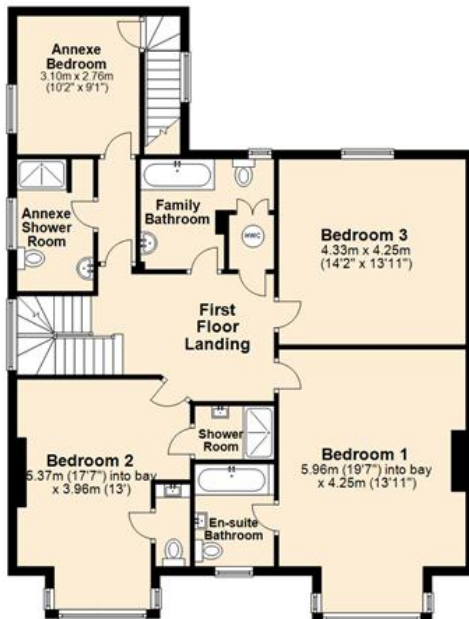




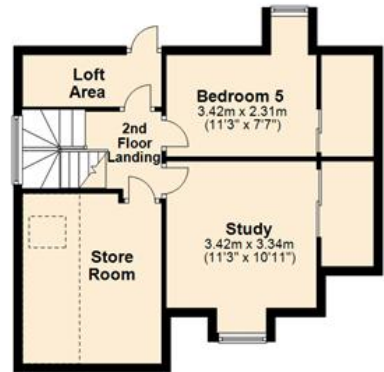
**Ground Floor**  
Approx. 110.9 sq. metres (1193.9 sq. feet)



**First Floor**  
Approx. 111.0 sq. metres (1194.5 sq. feet)



**Second Floor**  
Approx. 45.9 sq. metres (493.3 sq. feet)







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**Important Note:** For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute, or form part of, an offer or a contract. No responsibility is taken for any error, omission or misstatement in these particulars. Hambleton do not make or give whether in these particulars, during negotiation or otherwise, any representation or warranty whatsoever in relation to this property.

