



Pound House,

Hare Lane, Broadway, Somerset, TA19 9LN

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A most attractive detached 4 bedroomed period family home includes superb accommodation with light spacious reception rooms looking across open countryside. This edge of village property enjoys a private garden with private off road parking and a further detached ancillary timber cabin used as a home office/studio.

- Attractive, detached, period home
- Beautifully presented
- Off road parking to front and side
- Southerly aspect - countryside views

THE AGENTS SAYS...

The property is beautifully presented throughout with a substantial extension added in recent years creating two further reception rooms making this perfect for family living. As the property enjoys a southerly aspect that looks out to open countryside to the front, it allows an abundance of sunlight in. In addition to off road parking to the front and side of the house, this edge of village position allows for easy access onto the main road networks.

ACCOMMODATION

The accommodation is spread over two floors to include reception hall with a classical Georgian front door with fan light above. The main staircase is seen to the side. The far end opens into a useful utility room that includes a range of storage cupboards and space for a washing machine and dryer. Access to the side leads out to the sun terrace and main garden area. The sitting room off to one side is exceptionally spacious and light and features an



original open fireplace set on a clay tile hearth with mantel piece over. The main sash window looks out to the front with a further window to the far side of the room looking out to open countryside. A most impressive kitchen is fitted with a comprehensive range of wall and base units including stylish quartz work surfaces that extend across. Integrated appliances include a dishwasher and a Rangemaster cooker with induction hobs, two ovens and grill with extractor hood over. A large American style full height fridge/freezer is housed with further pull out storage, available by separate negotiation. Attractive herringbone style laminated flooring extends across to the breakfast/dining area and allows space for a large farmhouse table. A feature fireplace to the side with an oak Bessemer beam over houses an electric wood burning style stove. Full height storage cupboard to the side completes the arrangement.

Access to the side continues into a smaller inner lobby area with a WC and cloakroom to one side. This being a recent extension offers two further reception rooms, both with lantern lights set within the ceilings that allows natural light in. Currently one is set up as a professional gym and the other a playroom.

On the first floor the principal bedroom is spacious and light with superb views looking out across open countryside. An en suite bathroom is well appointed to include a free standing rolltop bath with ball and claw feet. Painted panelling surrounds this space giving it a more period style. There are three further bedrooms (the smaller is fitted with full height storage that extends across one side.) and a large shower room fitted with a contemporary style vanity that runs along one side. A large walk-in shower is seen opposite.

GARDENS

The frontage to the house has attractive period wrought iron railings and a pedestrian gate following a path up to



the front door main entrance. Either side of this is laid to stone gravel giving it a clean and open look. A further parking space is seen to the left side allowing for a single car. A pathway continues around to the side that in turn opens out to a further parking area for two cars. A high wooden fence runs along the back with a gated entrance opening into the main rear garden area.

A large flagstone terrace extends along the rear of the house and is a superb outside entertaining space. This very private garden is laid mainly to lawn and is edged by a selection of mature trees and ornamental shrubs offering colour and interest. To the far end of the garden is a substantial detached timber cabin with a garden store to the side. French doors open into a large room that is ideal as a home office, garden room or ancillary space to the main house.

SITUATION

Pound House is located on the western outskirts of the village but still within easy reach of both Broadway and Horton, which have a great range of local village facilities. The Five Dials is a well-supported and popular pub with accommodation. For families there are two playgrounds, a pre-school and the well-respected Neroche Primary School in Broadway. There is a post office in Horton, and various parish churches of different denominations locally. The combined villages of Broadway and Horton have a great range of clubs and societies for those who like to get involved in the community. Their parish websites provide extensive details. The villages are just a short drive from the A358 and A303 and therefore have excellent road links. The pretty market town of Ilminster lies just over 3 miles from the property and has a wonderful range of independent stores including award winning butchers, delicatessen, cheese and dairy shop, and also greengrocers as well as two town centre supermarkets for your everyday





Hare Lane, Broadway, Ilminster, TA19

Approximate Area = 1739 sq ft / 161.6 sq m
 Outbuilding = 172 sq ft / 15.9 sq m
 Total = 1911 sq ft / 177.5 sq m

For identification only - Not to scale



essentials. Ilminster also provides the local doctors surgeries and dentists, as well as various hairdressing salons, dry cleaners and well-stocked hardware store.

DIRECTIONS

Leaving Taunton continue along passing under the M5 following the A358 towards Yeovil. Continue along this road passing through Henlade, Ash Cross, West Hatch and Hatch Beauchamp. After a couple of miles pass the sign on the right side for Ashill. Continue for a further mile taking the right turn signposted Broadway. Continue through the village following Broadway Road, leaving the village up to a small crossroads. Follow ahead on to Hare Lane where Pound House is the first house on the right side.

SERVICES

Mains electricity, water and drainage. Oil central heating.

ENERGY PERFORMANCE CERTIFICATE

Rating E

LOCAL AUTHORITY

Somerset Tax Band E

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