



Lonnin House

Lawford, Crowcombe, TA4 4AL

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Lonnin House occupies a wonderful position, located on the outskirts of Crowcombe, surrounded by glorious views out across the Quantock Hills, along with stunning scenery surrounding the property.

This beautifully presented detached four-bedroom family home has been completely refurbished and upgraded by its current owners to offer a superb modern family living accommodation. Situated within the small hamlet of Lawford, Lonnin House enjoys a peaceful and tranquil position, yet is very convenient with easy access to the main road leading to Taunton and the neighbouring villages.

ACCOMMODATION

The accommodation comprises a reception hall that is light and bright with a cloak/hanging area to the side. A contemporary style glass panelled staircase is seen to the side with oak railings leading to the first floor. A WC is to one side and is beautifully appointed with stylish tiling and small vanity.

Beyond a utility/boot room with access out to the rear garden has been designed to include a range of full height storage units with space for a washing machine/dryer. A ceramic sink is seen to one side.

The main kitchen has been designed to incorporate an open plan dining and living space. A beautifully designed kitchen with a 2 oven LPG gas Aga with a back boiler that provides hot water. A 4-ring induction hob with stainless steel extractor hood over set within beautiful granite work tops that extend across the kitchen area providing excellent preparation work surface. Additionally, there is space for a full height fridge freezer and dishwasher. A full range of drawers and cupboards offer excellent storage with a further full height pantry and larder cupboard.

Attractive luxury wood style flooring extends across into the breakfast/dining area where bi-fold doors run along one side and open out to the rear garden area. Stunning views can be enjoyed across the main garden on to the hills beyond.





A further relaxed living area continues across with a large storage cupboard to the side. Beyond access to the far side leads into the conservatory. This provides another reception room with surrounding views. French doors open out onto a stylish, composite decking area, which offers superb outside entertaining space with access to a BBQ area.

The main lounge features the original strip ash flooring with a corner open fireplace with a granite hearth (currently sealed). A glazed side door opens out to the decking area with a large picture window with views out to the front garden area.

The home office/study is seen just off from the main entrance. This provides a perfect working environment for business purposes. BT fibre/ broadband is connected.

On the first floor the principal bedroom is light and bright with large picture windows that offer elevated views of the Quantock Hills and stunning countryside beyond. Automatic blinds are also fitted. To the side a beautifully appointed en suite shower room includes stylish tiling surrounding a large walk-in shower with a further vanity.

There are three further double bedrooms all beautifully presented each enjoying spectacular views of the surrounding countryside.

A spacious light landing area also has access into a large loft that is boarded for additional storage. Lighting and power is also available.

A family bathroom with a large bath with a further shower set within. A linen cupboard to the side completes the first floor arrangement.

GARDENS AND GROUNDS

Lonnin House is found along a quiet and peaceful country Lane which is accessed off the main Taunton Road only a short distance away. The property is approached through a double five bar gated entrance opening on to a spacious gravelled drive with parking and turning for several cars. There is a single garage with power, light with overhead storage and electric remote roller door to the front with a further covered carport to the side. An established border fronts the house and is filled with a wide variety of flowering shrubs and ornamental plants offering colour and interest. Mature hedging defines the boundary providing complete privacy around the front and side garden area.

A side gate is seen beyond the carport that in turn leads to another covered area, ideal for bikes or trailers etc. The LPG gas cylinder is neatly tucked to the side. A pathway continues around to the main garden area to the rear of the house where spectacular views out across to the Quantock Hills can be enjoyed. On either side of the garden are two useful purpose-built garden sheds, ideal for tools and machinery. The main lawn is split on two levels with a stone wall divide. Here there are a number of seating areas. Continuing around to the far side the house opens on to the decking area with a built in BBQ seen beyond. This is a perfect relaxing space for alfresco dining and entertaining. Post and rail fencing continues to a further gateway that leads to the gravelled drive.









SURROUNDING AREA

Lawford is a small hamlet situated about 12 miles north of Taunton in attractive countryside between the Quantock and Brendon Hills, there are lovely views of the former which are designated as an Area of Outstanding Natural Beauty and where many fine foot and bridle paths will be found. The local village of Crowcombe offers a good pub, primary school, village hall and village store whilst the rural centre of Williton is about 4 miles away providing a wide range of day to day needs. The hamlet is peacefully situated and yet readily accessible to the county town of Taunton where a wide range of shopping recreational and scholastic facilities will be found together with M5 interchange and fast rail link to London Paddington.

DIRECTIONS

From Taunton take the A358 in a northerly direction towards Minehead and Williton. After approximately 10 miles turn left signposted to Lawford up Stickle Hill. Continue along the road until you come across a collection of properties and Laneside is the first property on your right.

SERVICES

Mains electricity. Gas LPG. Private water supply provided by Crowcombe Estate. Solar panels with 'Export to FiT' Scheme. Septic tank.

LOCAL AUTHORITY

Somerset West and Taunton. Council Tax Band E

ENERGY PERFORMANCE CERTIFICATE

Rating D

Acreeage - approximately 0.75.

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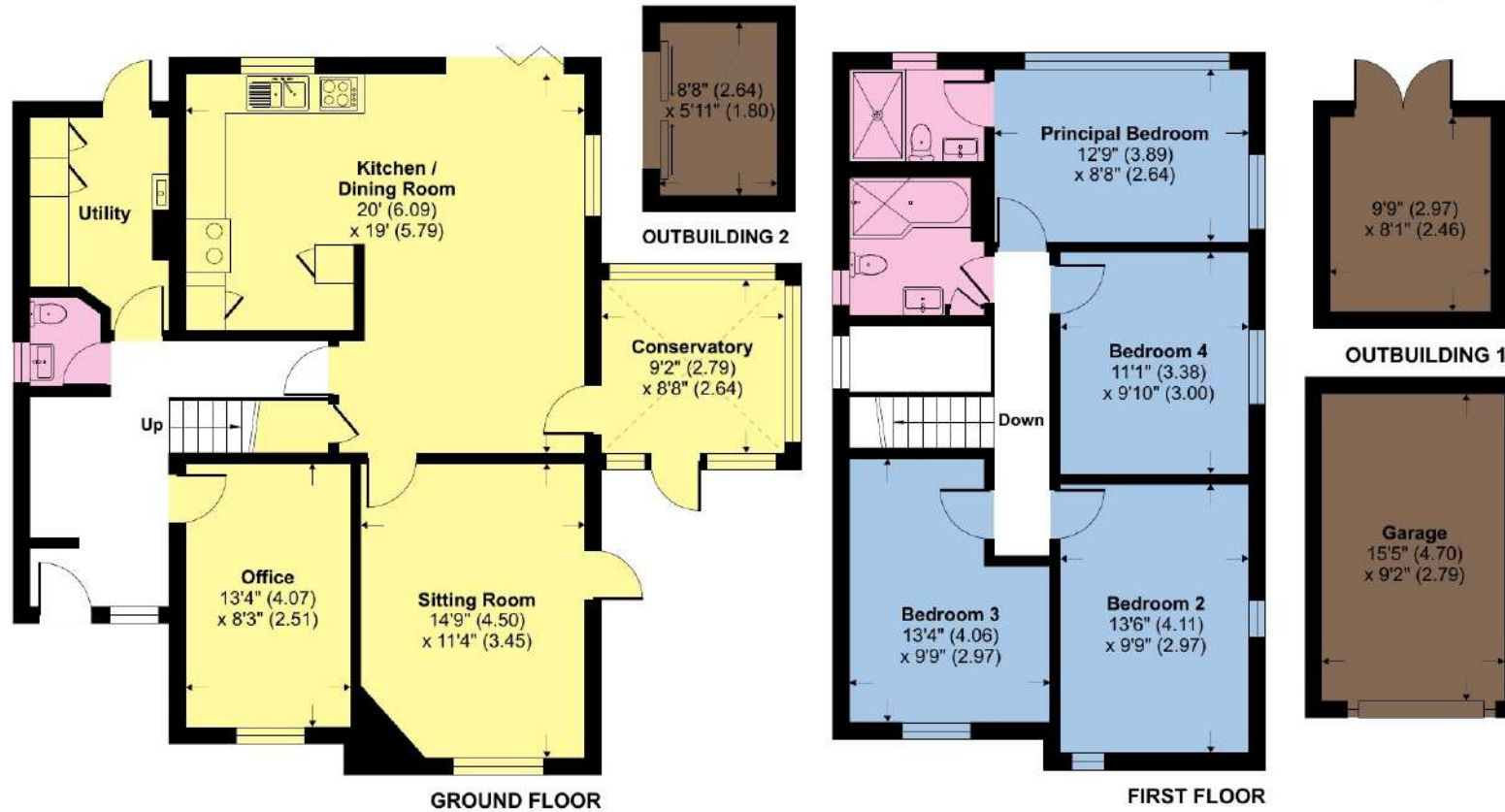
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Approximate Area = 1616 sq ft / 150.1 sq m
 Garage = 141 sq ft / 13.1 sq m
 Outbuildings = 131 sq ft / 12.2 sq m
 Total = 1888 sq ft / 175.4 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2024. Produced for Humberts. REF: 1145703

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