



The Larches

New Road | Hook | SA62 4LH

OIEO: £320,000 | Freehold | EPC: F



The Larches Boundary For Guidance Only

Upon entering, visitors are welcomed by a finely crafted entrance porch featuring a bespoke wooden-framed door, adorned with glass panelling that showers the hallway with a sunlit aura. The interior's grandeur is immediately apparent, with high ceilings and a notable sense of space. Despite its need for modernisation, the bungalow currently houses two spacious double bedrooms, each adorned with bespoke curved bay windows that bathe the rooms in natural light. Although the loft space is presently inaccessible, it holds potential for conversion into a third bedroom, complete with a dormer window offering stunning vistas. The strategically placed kitchen benefits from a pantry area and windows that overlook the rear garden. A generously sized family bathroom comes fully equipped with all essential facilities. The living room is enhanced by patio doors to the fore and a fireplace set against a stone surround, contributing to the home's inviting atmosphere.

The attached double garage, with vehicle access and additional storage/workshop space, provides substantial parking. Above this area, a hatch leads to further storage space, prime for conversion, underscoring the home's extensive potential. The bungalow is nestled within a tranquil and visually stunning setting, framed by gardens and mature trees that enhance its curb appeal. An extensive private driveway provides access to the garage, alongside a pathway leading to an independent workshop. The rear gardens, offering breath-taking views of the Western Cleddau Estuary, are ripe for further landscaping to turn it into an idyllic family/entertainment area.

Additionally, there is a separate parcel of land, roughly 0.18 acres in size, located opposite the bungalow. This fenced area, which is easily accessible through a gated entry, provides an ideal opportunity for expanding the outdoor grounds.



Porch

The porch, accessed through a stained-glass uPVC front door, features tiled flooring, and leads to the hallway through a bespoke wooden-framed door, adorned with glass panelling that showers the hallway with a sunlit aura. This area is ideal for storing hats, coats, and other exterior outerwear.

Entrance Hallway

Carpeted throughout, the hallway links the home together, leading to the bathroom, bedrooms, kitchen, and beyond. It includes a radiator and notes the potential to establish direct access to the loft room via the hatch above.

Kitchen

4.20m x 3.10m (13'9" x 10'2")

A harmonious blend of eye and base level units with worktops complements the tiled flooring and splash-backs. The kitchen is appointed with a Rayburn cooker/aga with extractor hood above, a sink, and windows to the side and rear aspects with a view of the garden, extending towards the Cleddau River.

Pantry

Functional and practical, the pantry with tiled flooring and shelving offers ample storage. A glazed window to the rear aspect and an air vent ensures proper ventilation.

Lounge

6.14m x 4.84m (20'2" x 15'11")

A cosy retreat with carpet underfoot and sliding patio doors to the fore. Featuring a gas fireplace with a stone surround and tiled hearth, alongside wooden wall, and ceiling panelling. A storage cupboard and a radiator are thoughtfully placed.

Bedroom One

4.90m x 4.20m (16'1" x 13'9")

Adorned with plush carpeting and illuminated by bespoke curved bay windows to the fore, this bedroom features a window to the side aspect, a radiator, and a charming fireplace with a tiled hearth and surround.

Bedroom Two

4.31m x 3.90m (14'2" x 12'10")

Bathed in natural light from bespoke curved bay windows to the fore, the room is complemented by soft carpeting and includes a radiator.

Bathroom

4.31m x 3.10m (14'2" x 10'2")

This comfortable space is finished with carpet underfoot and partially tiled walls, featuring a WC, bath, sink, and heated towel rail. A window to the rear ensures ventilation, and a radiator is also present.

Loft Room

5.86m x 4.72m (19'3" x 15'6")

Currently, access is only available via a ladder. Captivating estuary views from the dormer window highlight the potential of this space, complete with eaves storage and an additional cupboard, suggesting an opportunity for conversion into a third bedroom.

Garage

6.14m x 4.51m (20'2" x 14'10")

Equipped with an up-and-over garage door, the garage offers ample space for vehicle storage. Additionally, it includes a base level unit with a sink and shower tray. Access to a large storage space above is available via an attic hatch, presenting further potential for conversion.

Externally

Encircled by gardens and mature trees, the property boasts an impressive curb appeal and a peaceful outdoor setting. A private driveway with room for multiple vehicles extends to an attached garage, with side access to the detached workshop. The rear gardens, offering breath-taking views of the Western Cleddau Estuary, are ripe for further landscaping to turn it into an idyllic family/entertainment area.

Opposite the bungalow, a separate allotment of land approximately 0.18 acres in size is included and available for use as a domestic garden or vehicular storage area. Enclosed by fencing and accessible via gated entry from the road, this space provides an ideal opportunity for expanding the outdoor grounds.

Services

Mains water / drainage, oil fired central heating.

Additional Information

Overage clause applies to allotment opposite, with further details available upon request.

The Larches, New Road, Hook (Freehold) - **CYM693619**

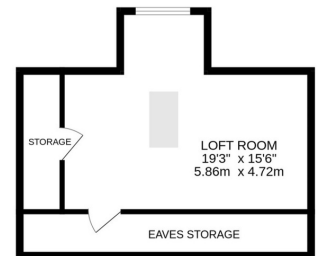
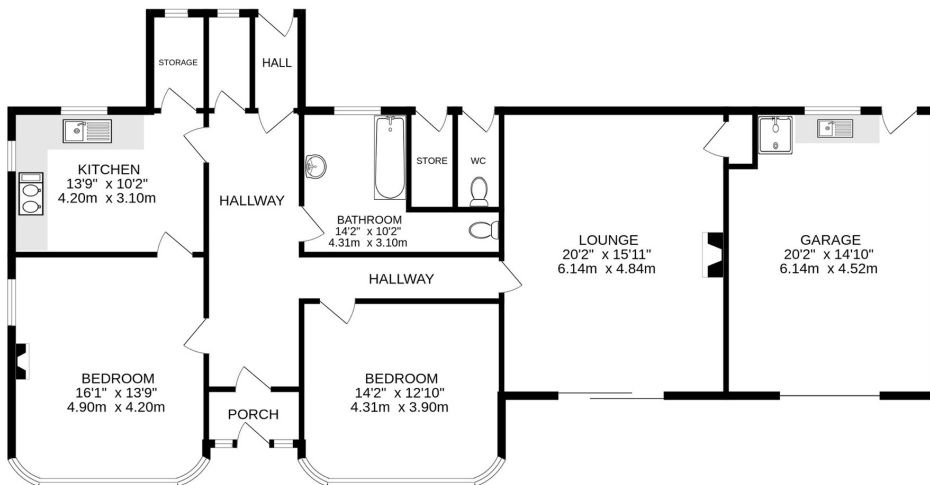
Land South Of New Road, Hook (Freehold) - **WA975082**





GROUND FLOOR
1796 sq.ft. (166.8 sq.m.) approx.

1ST FLOOR
351 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 2147 sq.ft. (199.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E		
(21-38)	F	31	
(1-20)	G		
Not energy efficient - higher running costs			

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER BRYCE & CO ESTATES LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY GUARANTEES OR WARRANTIES WHATSOEVER IN RELATION TO THIS PROPERTY.