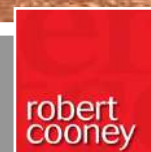




The Pines Buncombe Hill, Broomfield TA5 1AX

Offers in Excess of £450,000





DESCRIPTION

Set in the most stunning location at the top of Buncombe Hill.

Building plot 0.5 Acre with consent for single 3,000 sq.ft dwelling. Planning Application Number: 10/22/00001

A fantastic opportunity to create a private 4 bedroomed contemporary dwelling, utilising modern and sustainable materials. The approved floor plans allow for an open plan style of living.

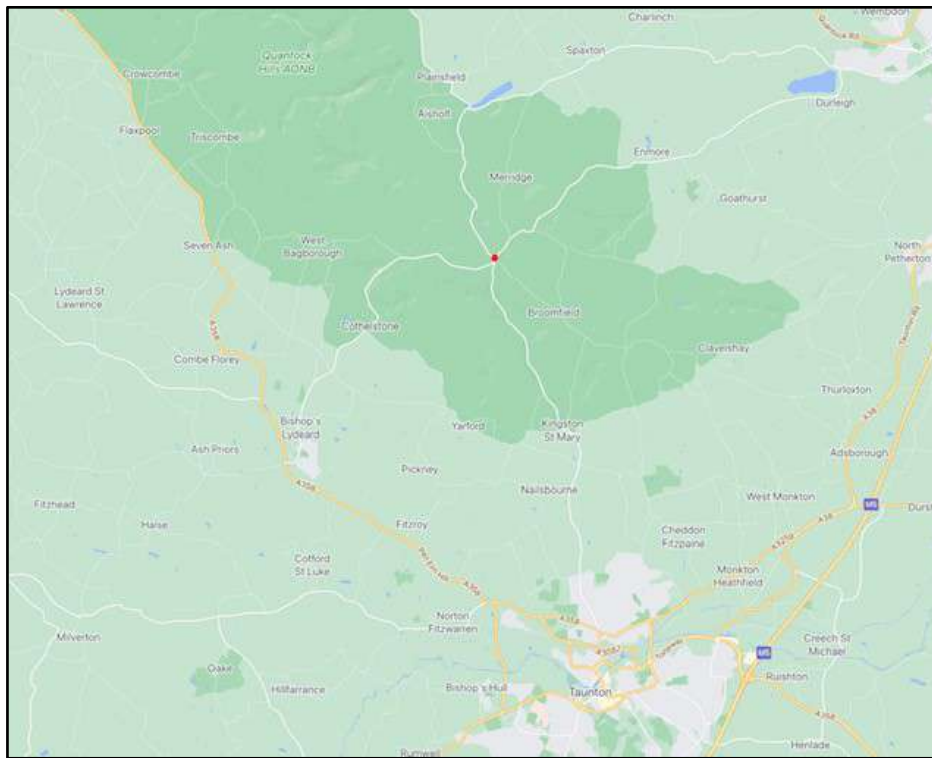
The development responds to the sensitivities of the site taking advantage of the views to the north and utilising the sloping site to introduce a lower ground floor to the dwelling.

TENURE

The land is of freehold tenure with vacant possession upon completion of the purchase.

SITUATION

Situated in the heart of the Quantock Hills, an Area of Outstanding Natural Beauty, with stunning views over surrounding countryside yet within 5.7 miles of the centre of Taunton and 7.2 miles to Bridgwater.



VIEWING

The site may be viewed during daylight hours by appointment only. Please be aware that Robert Cooney accepts no responsibility or liability for site visits.

DIRECTIONS

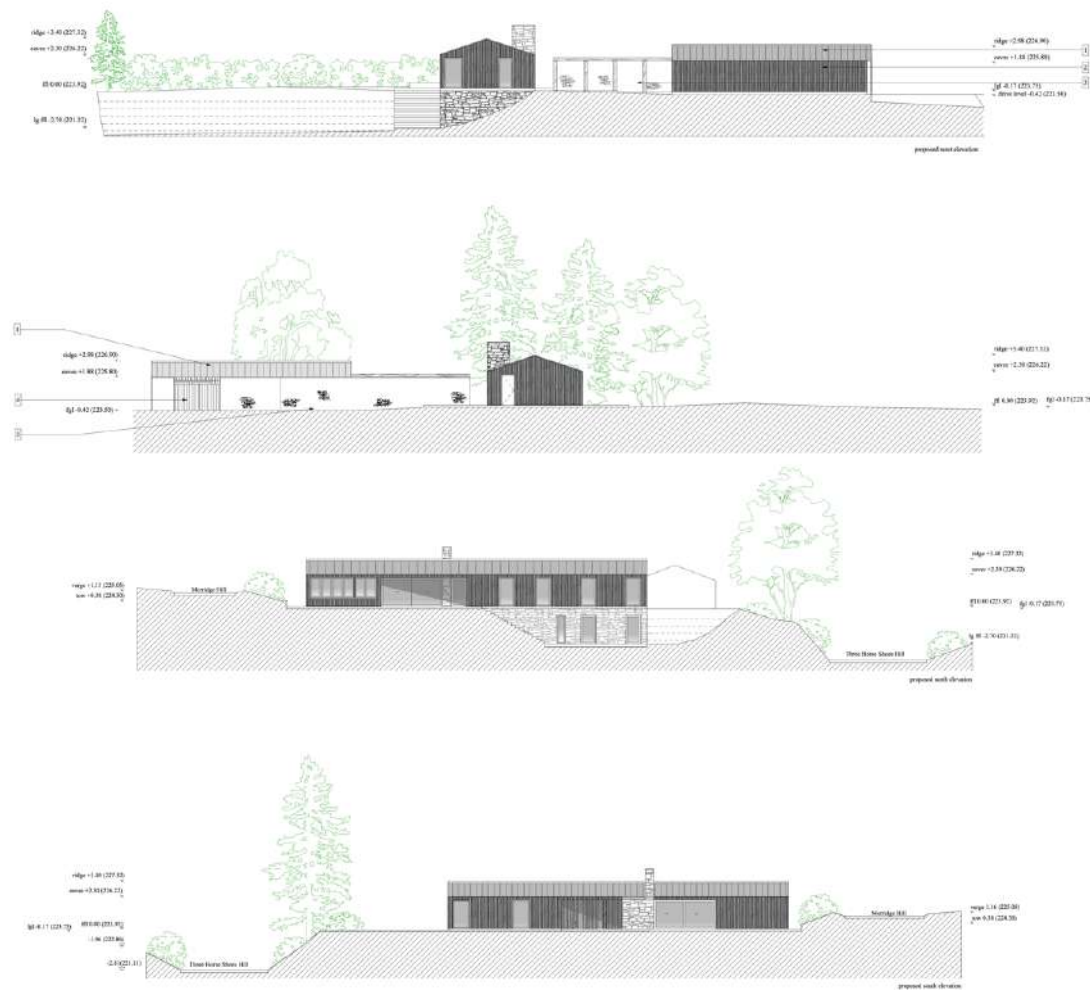
From Taunton

- Follow the A3038 / Station Road north and join the A358 / Kingston Road.
- Continue along the A358 for 4.4 miles through the village of Kingston St. Mary to Buncombe Hill.
- The Pines can be found on the crossroads at Buncombe Hill.



From Bridgwater

- From Broadway in the centre of Bridgwater, take West Street leading to Durleigh Road for 1.3 miles.
- After 1.3 miles, turn left onto Enmore Road
- Continue for 5.3 miles.
- The Pines can be found on the crossroads at Buncombe Hill.



Viewing strictly through the selling agents:

Robert Cooney

Corporation Street, Taunton,
Somerset TA1 4AW

Telephone 01823 230 230

E-mail taunton@robertcooney.co.uk

Website www.robertcooney.co.uk



For clarification, we wish to inform prospective purchasers that: these particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute, nor constitute part of, an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given without responsibility and any intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; no person in the employment of Robert Cooney has any authority to make or give any representation or warranty whatever in relation to this property; we have not carried out a detailed survey nor tested the services, appliances and specific fittings.

**robert
cooney**