

Weston Town  
Evercreech, Somerset, BA4 6JG



If you are seeking a luxurious and deceptively spacious family home, then look no further than Harlily Villa. Tucked away in this quiet backwater in the sought after Weston Town area of Evercreech this property has four double bedrooms, two ensuite with a luxurious finish, and a family bathroom. Open plan living space, separate dining room, and garden room. Lovely gardens, garage, and parking.

Offers in the Region of £850,000

Prepare to be impressed! Harlily Villa is situated in a quiet backwater in the favoured Weston Town area of Evercreech. The property is imposing from the outset with a double fronted elevation with a grand portico. Open the door and you are greeted by a large entrance hall with the main reception rooms off to one side and the bedroom 'wing' to the other. There is a separate dining room to the front which could obviously double as a further bedroom if required. Walking though into the open plan living space, which is to the rear and overlooking the garden, you will undoubtedly notice the imposing vaulted ceiling. This room opens into a dining area and most well-appointed kitchen with a central island. There is a range of modern wall and base units and a selection of fitted appliances.

Beyond the dining area there is a light and bright garden room which opens into the almost tropical gardens – certainly bringing the outside in!

To the other side of the property there are the bedrooms, all of which are of a good size. The guest room has an ensuite. There is also a family bathroom. To the end of this area there is a lovely master suite.

Outside the wraparound gardens have certainly been well thought out and are totally private. There is some truly impressive planting with some mature olive trees, variety of fruit trees, acers, water feature, and designated seating areas. There is adequate external garden lighting making this a year-round garden for entertaining.





To the front there is a garage with electric vehicle charging point and a carport. Ample parking is also available.

The property also benefits from an array of PV solar panels with a capacity to produce 4 kwh, iBoost integration, and battery storage. Solar iBoost diverts excess energy generated by a grid connected PV system to the immersion heater to provide free hot water and off-set the cost of heating the water by gas or electricity. The battery storage provides the opportunity to store power generated during off-peak periods for use during peak times, thus providing a further energy cost saving.

All in all, Harlily Villa is a truly impressive family home just waiting for its next occupant!

- Tenure: Freehold
- Council Tax Band: E
- Local Authority: Somerset Council
- EPC: B
- Utilities and Similar: Mains electricity, mains gas, mains water, domestic sewage treatment plant, solar panels with iBoost integration, and telephone point





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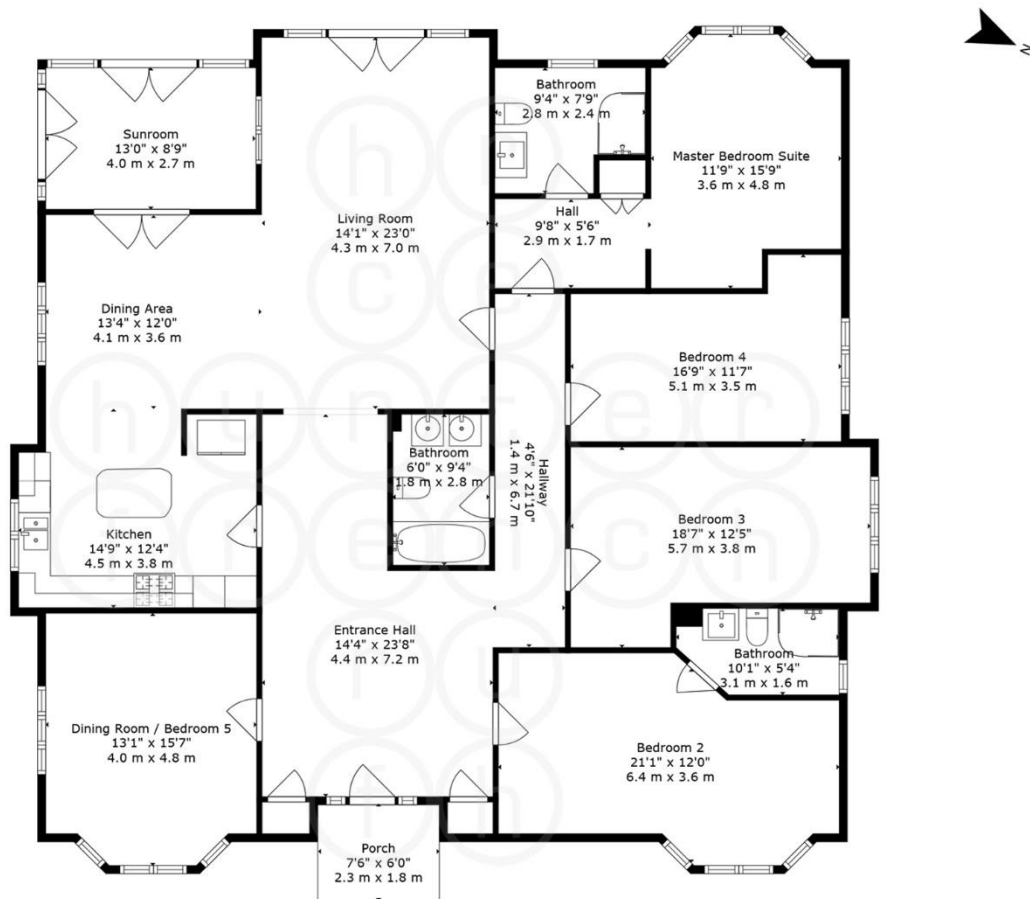
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**TOTAL: 2415 sq. ft, 224 m<sup>2</sup>**  
 FLOOR 1: 2415 sq. ft, 224 m<sup>2</sup>  
 EXCLUDED AREAS: PORCH: 45 sq. ft, 4 m<sup>2</sup>

This plan produced for Hunter French is not to scale and is for illustrative purposes only. Whilst every attempt has been made to ensure the accuracy of the details and measurements depicted there is no guarantee as to their veracity and no responsibility is taken for error, omission or misrepresentation or any of the details shown. Where room dimensions are not square, the measurements depicted are of the maximum length or width of the room and this may be taken into account when estimating the total floor area of the building. With the exception of eaves storage, Approximate Gross Internal Area includes fitted / built in cupboards, hallways and staircases. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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