





Guide Price £395,000

To View:

Holland & Odam
3 Farm Road, Street, Somerset

BA16 0BJ

01458 841411
street@hollandandodam.co.uk



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Energy
Rating **TBC**

Council Tax Band
TBC

Services

Air Source Heating. Mains
Electric and Water. Private
Drainage.

Local Authority

Sedgemoor District Council
0300 30385588
sedgemoor.gov.uk

Tenure

Freehold

Location

Tapmoor Barns are situated in the popular Polden Hill village of Moorlinch which lies 6 miles to the West of Street. Moorlinch provides a pub and church with primary schools in the villages of Catcott (2.5 miles) and Ashcott (2.5 miles). The thriving town of Street is famous as the home of Clarks Shoes and the renowned Millfield School. Street also provides a comprehensive range of shops including Clarks Village shopping centre and a Sainsbury. Moorlinch has easy access onto the A39 and A361 and is just 7 miles from M5 junction 23. The regional centres of Taunton, Exeter and Bristol are 21, 56 and 35 miles distant respectively. Bristol International Airport is 29 miles.

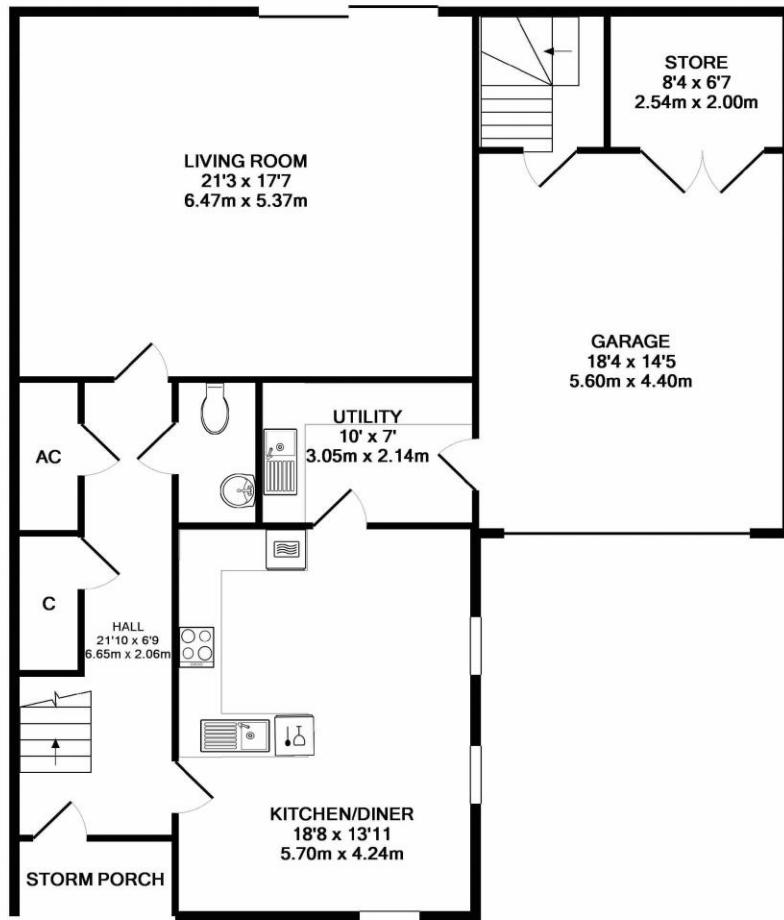
Description

Tapmoor Barns are an excellent example of inspired architect design combined with quality local workmanship to create a truly fabulous home. Good use of light and space have helped the barns retain their sense of volume and openness and the wealth of experience of highly skilled craftsman will not go unnoticed within these truly unique conversions. Great attention has been paid to sourcing quality materials and fittings resulting in a high-end finish. In brief, each property comprises a covered storm porch, spacious reception hallway, stunning contemporary kitchen/diner fitted with high specification units with quality worktops over, utility room with space and plumbing for automatic appliances, ground floor white suite cloakroom, sitting room with superb high vaulted ceilings and sliding doors stepping out to the garden, luxury white suite family bathroom and three well proportioned bedrooms including large master room with galleried window and adjoining en-suite shower room. The properties are serviced by a state of the art air source heating system and enjoy private rear gardens. There is ample off road parking in the form of two allocated spaces for each barn, with each property also having the benefit of an open fronted garage with storage area and mezzanine floors over, complete with power and lighting for ideal home office use.

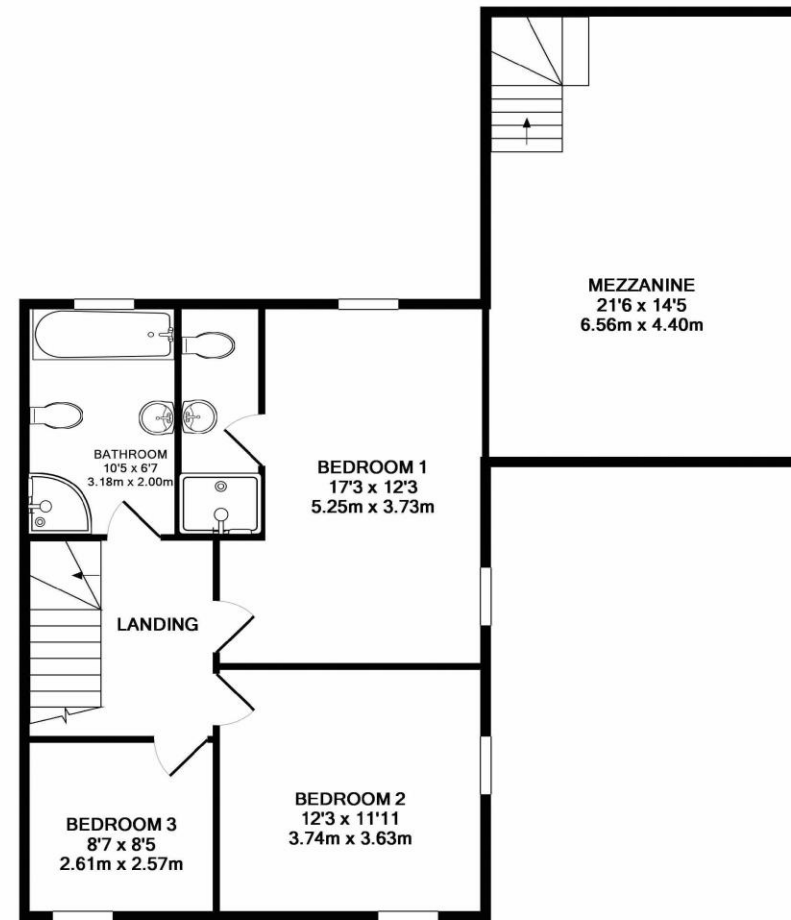
Directions

From Street proceed along the A39 towards Bridgwater passing through the villages of Walton and Ashcott. After travelling for approximately 5 miles take the left hand turning signposted to Moorlinch. Continue down the hill into the village and take your first left into Tapmoor Road. Continue until reaching a lane on your right. Take the junction and continue until reaching the barns.





GROUND FLOOR
APPROX. FLOOR
AREA 1280 SQ.FT.
(118.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 933 SQ.FT.
(86.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 2213 SQ.FT. (205.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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FINANCIAL SERVICES : Would you like to have the opinion of a fully Independent Financial Adviser who has access to the entire mortgage market place and could help you consider all aspects of financing your proposed purchase? If so, please ring us on 01458 841411 and we can arrange a free consultation for you at a time and a place to suit you with Woodward Insurance & Mortgage Insurance Services.*

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