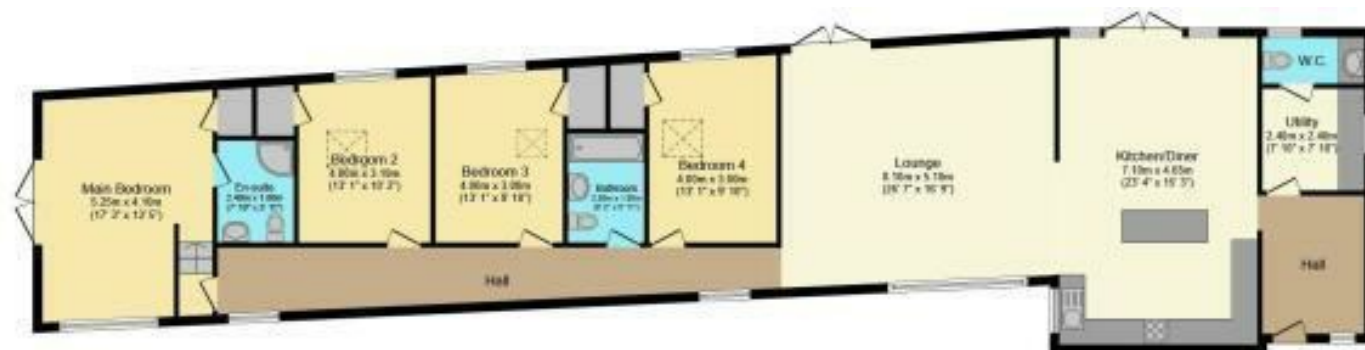


1 High Street, Keynsham, Bristol, BS31 1DP
 Tel: 0117 9863681 email: keynsham@daviesandway.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Total floor area 179.3 sq.m. (1,930 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

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 These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.
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Moor Row Farm Merry Lane, Highbridge, TA9 3PS



£679,000

Situated in the village of East Huntspill is this recently developed, substantial detached barn conversion.

- Barn Conversion
- Detached
- Large Grounds
- Kitchen/Diner
- Living Room
- Four Bedrooms
- Off Street Parking for multiple Vehicles
- Large Level Gardens
- Contemporary Finish throughout
- Far Reaching Views



Moor Row Farm Merry Lane, Highbridge, TA9 3PS

Sitting on a larger than typical plot with surrounding countryside is this recently converted four bedroom detached barn conversion. Situated off a quiet countryside lane with a beautiful river running nearby, this property offers a secluded feel.

Internally the property offers mainly level access all over one floor and has a total floor area of 206 square meters. To the front of the property, you are greeted with boot room, utility room and WC. The property flows onto the large open plan kitchen/dining room. The living room overlooks the beautiful garden and has double doors leading out. To the rear of the property, four double bedrooms are found with the master bedroom benefitting en-suite shower room. The home is rounded off with family bathroom.

Externally, the property offers larger than typical frontage with off street parking for several vehicles. The home is surrounded in circa of 0.45 acres, with mature gardens overlooking rolling countryside fields. At the bottom of the garden is a large "Workshop" that is currently utilised as storage and workshop for the vendors car.

INTERIOR

GROUND FLOOR

ENTRANCE BOOT ROOM 3.52 x 2.38m (11'6" x 7'9")

Opening providing access to kitchen/diner, door providing access to utility room. UPVC double glazed window to side aspect, UPVC to side access (utilised as front door).

UTILITY ROOM 2.69m x 2.38m (8'9" x 7'9")

UPVC double glazed window to front aspect. Utility room comprising matching base units with integral dishwasher, space and plumbing for washing machine, space for tumble dryer. Tiled splashbacks to all wet areas, radiator, powerpoints. Door providing access to WC.

WC 2.45m x 1.3m (8'0" x 4'3")

Obscured UPVC double glazed window to side aspect. WC comprising low level WC, vanity unit basin with storage, tiled splashbacks to all wet areas.

KITCHEN/DINER 7.5m x 4.93m (24'7" x 16'2")

Open plan kitchen, dining space with open eave area above kitchen. UPVC double glazed window to rear aspect, UPVC double glazed window to side aspect overlooking garden, UPVC double doors providing access to garden to side aspect. Opening providing access to living room. Kitchen comprising matching base units with central island and solid oak work surfaces. Inset sink with mixer tap over, double electric over with 5 ring induction hob and extractor fan over, integral fridge/freezer, integral microwave, integral wine cooler. Tiled splashbacks to all wet areas, radiator, powerpoints. Ample space for family sized dining table.

LIVING ROOM 8.3m x 4.89m (27'2" x 16'0")

UPVC double glazed double doors providing access to garden to side aspect, UPVC double glazed windows to side aspect, two steps with opening providing access to hallway which provides access to bedrooms and further accommodation, radiators, powerpoints.

HALLWAY 13.9m x 1.2m narrowing to 1.1m (45'7" x 3'11" narrowing to 3'7")

UPVC double glazed windows to side aspect, doors leading to rooms, radiator, powerpoints.

BEDROOM ONE 5.2m x 4.08m (17'0" x 13'4")

Steps providing access to master bedroom creating a level floor. UPVC double glazed window to side aspect, UPVC double glazed double doors to rear aspect, door providing access to en-suite shower room, door providing access to storage cupboard, radiator, powerpoints.

EN-SUITE SHOWER ROOM 2.45m x 1.84m (8'0" x 6'0")

Skylight. En-suite shower room comprising matching three piece suite, low level hidden cistern WC, quadrants shower off mains supply, vanity unit wash hand basin, tiled splashback to all wet areas, heated towel rail.

BEDROOM TWO 3.9m x 3.16m (12'9" x 10'4")

UPVC double glazed windows to side aspect, built in storage cupboard, radiator, powerpoints. Access to loft via hatch.

BEDROOM THREE 3.98m x 3.07m (13'0" x 10'0")

UPVC double glazed windows to side aspect, built in storage cupboard, radiator, powerpoints. Access to loft via hatch.

BEDROOM FOUR 3.93m x 3.06m (12'10" x 10'0")

UPVC double glazed windows to side aspect, built in storage cupboard, radiator, powerpoints. Access to loft via hatch.

BATHROOM 2.48m x 1.83m (8'1" x 6'0")

Skylight. Bathroom comprising patching three piece suite; Low level WC, pedestal wash hand basin, "P" shaped bath with shower off mains supply, radiator, tiled splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY

To the front of the property the driveway is level accessed with stone chippings and a gate. Ample parking for several vehicles.

GARDENS

Larger than typical gardens, mainly laid to lawn with fenced boundaries. Path laid to stone chippings providing pedestrian access to further parking, side access and large workshop which is currently utilised as parking for a car. Far reaching views of nearby countryside.

TENURE

This property is freehold.

AGENTS NOTES

Prospective purchasers are to be aware that this property is in council tax band E according to www.gov.uk website. Prospective purchasers should be made aware that the property has a sewerage treatment plant.

To help you with your purchasing decision we have supplied information and links for guidance so you can satisfy yourself that the property is suitable for you.

Mobile & Broadband

<https://checker.ofcom.org.uk/>

Flood Risk

<https://www.gov.uk/request-flooding-history>

Coal Mining and Conservation Areas

<https://www.gov.uk/guidance/using-coal-mining-information#coal-authority-interactive-map-viewer>

Find conservation areas | <https://www.somerset.gov.uk/planning-buildings-and-land/heritage-and-landscape/conservation-areas/conservation-areas-maps-and-appraisals/>

Asbestos was used as a building material in many properties built from the 1930's through to approximately the year 2000.

