





£575,000

To View:

Holland & Odam

3 Farm Road, Street

Somerset, BA16 0BJ

01458 841411

street@hollandandodam.co.uk



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Energy
Rating

E

Council Tax Band F



Services

Mains electricity water and drainage are connected. Oil fired central heating system.

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Townsend Farmhouse | Moorlinch | Somerset | TA7 9BT

Directions

From Street proceed west along the A39, passing through the village of Walton and continue until you reach the Pipers Inn. Turn left onto the A361 towards Taunton. Proceed through the village of Pedwell and continue into Greinton. Pass the church and on the next sharp left bend turn right. Follow this road turning right again into Moorlinch. Bear left at the Ring 'O' Bells and continue a short distance and the property will be found on the right hand side and easily identified by our for sale board.

Description

A beautiful, characterful Grade II listed thatched cottage with workshops, enclosed garden & development potential. Quintessential English charm meets flexible living in this substantial period home nestled in the tranquil village of Moorlinch. With over 3,000 sq.ft of internal space, including multiple reception rooms, four bedrooms and a series of generous outbuildings, Townsend Farmhouse offers a rare opportunity to acquire a home brimming with history and future potential.

Upon entering the property, you are greeted by a central hallway that immediately sets the tone for the rest of the home, rich in period charm, featuring original flagstone flooring, exposed beams and an inviting, characterful atmosphere. Branching off to the left, the sitting room presents a wonderfully versatile space, perfect for use as a peaceful retreat, a reading nook, or an elegant reception area. Traditional deep-set windows complement the room's proportions, while a striking inglenook fireplace with a wood-burning stove serves as a charming focal point and a source of warmth and comfort. Opposite, the dining room radiates rustic appeal with its exposed stonework, timber beams and an impressive inglenook fireplace fitted with a further multi fuel burner, providing a memorable backdrop for both family meals and formal entertaining. Beyond the dining room, a striking family room unfolds — once an old apple store, now thoughtfully converted into a spacious and adaptable living area. A wood-burning stove forms a cosy focal point, complementing the room's generous proportions and warm atmosphere. Bathed in natural light and with direct access to the garden, this is an ideal space for both lively gatherings and quiet evenings by the fire. From the dining room, you are drawn through to the heart of the home, a beautifully arranged kitchen offering excellent workspace and storage. Fitted with a range of wall, base and drawer units, this country-style kitchen includes a range-style oven and hob, along with space for a free standing fridge/freezer. A rear hall at the back of the house provides a useful secondary entrance, accessed via the rear porch, and includes a practical cloakroom/WC. From here, you have access to a generously sized ground-floor bedroom, conveniently positioned next to a full bathroom which is ideal for guests, multi generational living or adaptable as a study or snug. The ground floor bathroom has been tastefully appointed, featuring a roll-top bath, vanity unit with inset basin and WC. Characterful details continue here, with exposed beams, natural stonework, and deep-silled windows, all adding charm and a sense of heritage to this thoughtfully finished space.

Stairs rise from the hallway to a light and airy first floor landing, where three charming bedrooms are arranged to offer both peace and privacy. All are well-proportioned doubles, each brimming with character and continuing the home's theme of original features and rustic charm. One enjoys a dual-aspect outlook, flooding the room with natural light, while another benefits from plentiful built-in storage solutions, combining practicality with period appeal. A well appointed family bathroom serves the floor and comprises a panelled

Location

Moorlinch is a popular rural village situated on the southern slopes of the Polden Hills, overlooking part of the Somerset Levels. The village benefits from a garage/body repair shop, a parish church, and The Ring O'Bells public house. The village of Ashcott is only 2.5 miles away and offers a choice of pubs and a primary school. Additional primary schools can be found in Catcott (2.5 miles) and High Ham (7 miles). The thriving town of Street (6 miles), famous as the home of Clarks Shoes and the renowned Millfield School, provides a wide range of shops including Clarks Village shopping centre and a Sainsbury's supermarket. Moorlinch offers convenient access to the A39 and A361, and is just 7 miles from Junction 23 of the M5. The regional centres of Taunton, Exeter, and Bristol are 21, 56, and 35 miles away respectively, with Bristol International Airport located 29 miles from the village.





Step outside and you'll find a lovely, private garden that feels like a hidden haven. Mature trees provide dappled shade, while winding paths and a mix of lawn and patio areas create plenty of spots to sit, relax, or enjoy a sunny afternoon. Just off the main house, there's a spacious stone-built workshop also full of character with its high ceilings, flagstone floor and exposed beams. Whether you're into woodwork, restoring furniture, or just want a bit of space to get creative, it's a brilliant bonus. It also offers exciting potential to convert into a guest annexe or Airbnb, subject to the necessary consents perfect for generating extra income or hosting guests in their own private space. Next door, a store and covered lean-to give you even more room for tools, logs, or garden gear. There's also a separate outbuilding, ideal as a studio, home office, or simply extra storage. Altogether, the outside space offers so much potential whether you're green-fingered, hands-on or just love a bit of peace and quiet outdoors.

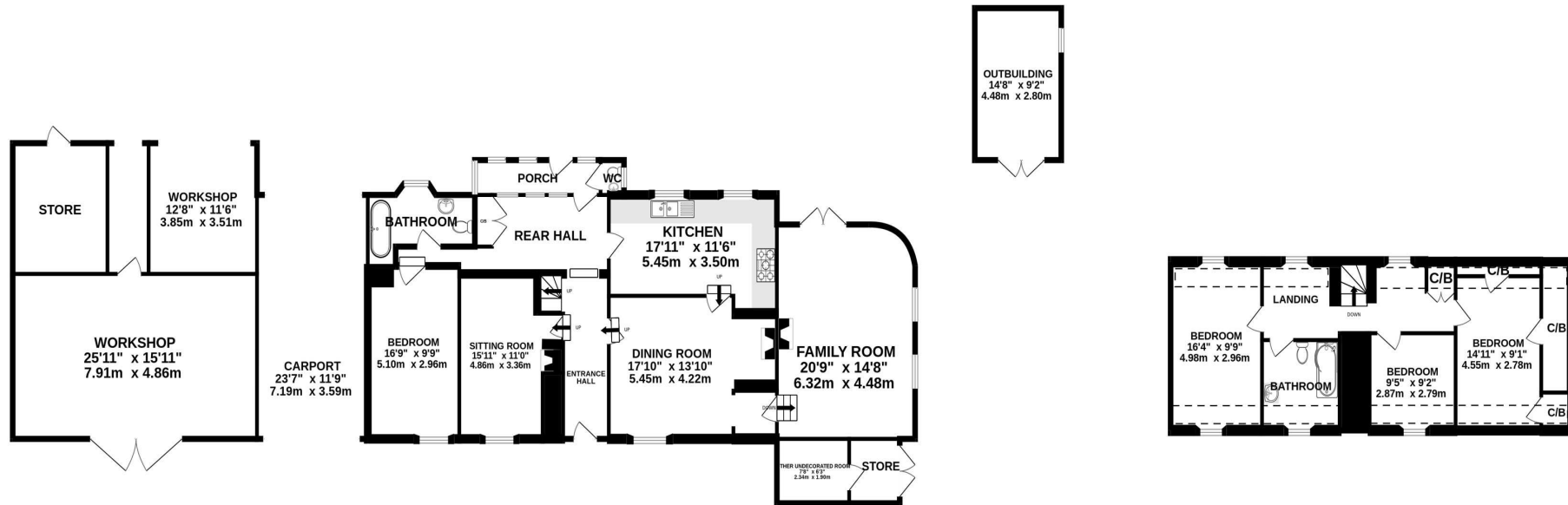
Townsend Farmhouse makes a charming first impression with its thatched roof, whitewashed walls, and stone boundary wall giving it real country character. A timber porch and climbing plants frame the front door, while a gated carport offers handy off-road parking and access to the rear. The adjoining stone workshop adds both visual appeal and practical space, all set along a quiet village lane.

- Beautifully presented with whitewashed walls, timber porch and stone boundary wall, set along a peaceful village lane.
- Versatile layout with four double bedrooms, three reception rooms and two bathrooms, perfect for family living or multi generational use.
- Brimming with period features including exposed beams, flagstone flooring, deep-silled windows and two inglenook fireplaces with wood-burning stoves.
- A stunning, light-filled living space with wood-burning stove and garden access, ideal for entertaining or relaxing.
- Stone-built workshop with potential to convert into a guest annexe or holiday let (STPP), plus store, lean-to and a separate outbuilding.
- Secluded outdoor space with lawns, patios and winding paths framed by mature trees, peaceful, practical and full of charm.



GROUND FLOOR
2584 sq.ft. (240.1 sq.m.) approx.

1ST FLOOR
661 sq.ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA : 3245 sq.ft. (301.5 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.

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