





£650,000

To View:

Holland & Odam  
3 Farm Road, Street  
Somerset, BA16 0BJ  
01458 841411  
street@hollandandodam.co.uk

|                                                                                     |   |
|-------------------------------------------------------------------------------------|---|
|  | 6 |
|  | 3 |
|  | 3 |
| Energy Rating                                                                       | D |

Council Tax Band F



**Services**  
Mains electricity water and drainage are connected. LPG central heating system.

**Local Authority**  
Somerset Council  
03001232224  
somerset.gov.uk

**Tenure**  
Freehold



## 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 left hand side and easily identified by our for sale board.



## Description

The hall leads through to the main living spaces, beginning with a well-proportioned dining room that lends itself to a variety of uses, from formal dining and entertaining to an additional reception area, with easy access to the kitchen. The kitchen/breakfast room is fitted with a comprehensive range of wall, base and drawer units, incorporating an integrated oven and hob, with space for under-counter appliances and a free standing fridge/freezer. A central island provides further storage and seating, creating a sociable focal point for the room, while a stable door opens to the rear of the property. A large opening leads through to the sitting room, a generous and inviting space featuring a wood-burning stove with a wooden mantle as the focal point. Dual-aspect windows fill the room with natural light and offer superb views over the rooftops to the countryside beyond, while French doors open directly onto the garden. Continuing on, a study/bedroom is located on the ground floor, offering flexibility for use as a home office, guest room, or playroom. There is also an additional bedroom on this level, ideal for those seeking single-level living options.

Stairs rise from the dining area to a galleried landing, creating an airy and open feel while connecting the upstairs accommodation. The first floor offers three well-proportioned bedrooms, including a principal bedroom with a walk-in wardrobe/dressing room. The two further bedrooms are both generous doubles, each featuring built-in wardrobe or cupboard space, and all enjoy fantastic views across the surrounding countryside. The family bathroom is stylishly appointed, comprising a vanity unit with dual basins, a walk-in shower enclosure, an elegant free standing bathtub, and a WC.

The annexe is beautifully presented, featuring an open-plan living and kitchen area. The kitchen is fitted with a range of wall, base and drawer units, incorporating a built-in oven and hob with a sink unit, while the living area offers ample space for furniture and includes a door opening to the rear garden. Stairs ascend to the bedroom, a generous and well-proportioned room with French doors leading to a Juliet balcony that takes in the stunning views. The bedroom also benefits from a walk-in wardrobe and a stylish en suite bathroom comprising a bath with shower over, wash basin and WC. Ideal for multi-generational living or offering potential for additional income as an Airbnb, the annexe provides excellent versatility to suit a range of needs.



## 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.





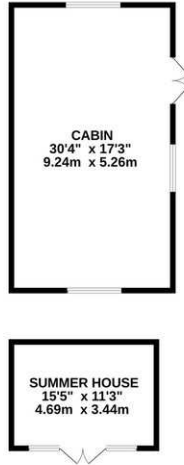
The rear garden is a wonderful feature of the property, thoughtfully designed to offer both relaxation and practicality. A large patio extends from the rear elevation, perfect for outdoor dining and entertaining, with steps leading up to a charming seating and barbecue area beneath a wooden pergola, surrounded by tiered, plant-filled borders. Beyond lies a spacious lawn, home to a summer house/workshop fitted with power and light, ideal for hobbies, a home office, or creative space. An additional cabin, currently unfinished, offers exciting potential for use as a studio or garden room, with endless possibilities to suit individual needs. Finally, a paddock with stables provides an excellent opportunity for those with equestrian interests or a smallholding, with the stables benefiting from power and light and offering versatility for storage or alternative use if preferred.

The front of the property offers excellent kerb appeal, with a neatly maintained lawned garden, stone wall boundaries, and a sweeping driveway providing ample parking for multiple vehicles. There is also side access leading conveniently to the rear of the property.

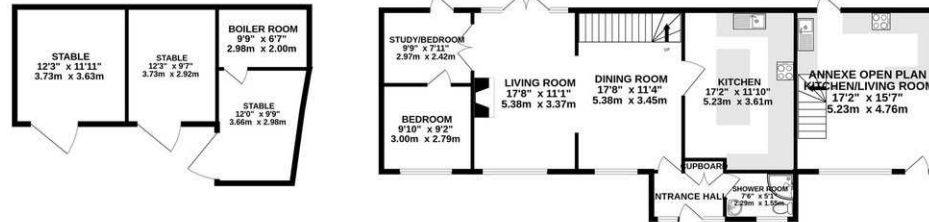
- Generous open-plan living spaces including a stylish kitchen/breakfast room, versatile dining area, and bright sitting room.
- Three well-proportioned first-floor bedrooms, including a principal with walk-in wardrobe.
- Luxurious family bathroom with dual basins, walk-in shower, free-standing bath and WC.
- Beautifully presented self-contained annexe ideal for multi-generational living or Airbnb.
- Expansive rear garden with patio, pergola, summer house and cabin with power.
- Paddock with powered stables, perfect for equestrian use or smallholding.
- 16-panel solar PV system providing renewable energy and heating for hot water.



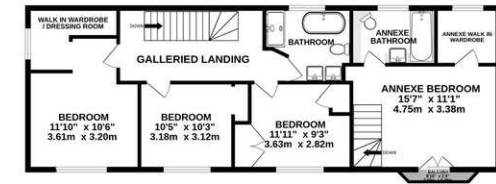
OUTBUILDINGS  
1132 sq.ft. (105.1 sq.m.) approx.



GROUND FLOOR  
1091 sq.ft. (101.3 sq.m.) approx.



1ST FLOOR  
856 sq.ft. (79.5 sq.m.) approx.



MOOR HOUSE, PIT HILL LANE, MOORLINCH, TA7 9BT

TOTAL FLOOR AREA : 3078 sq.ft. (286.0 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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