



GIBBINS RICHARDS ▲

Old School House, Goathurst, Nr. Bridgwater TA5 2DF

£400,000

GIBBINS RICHARDS ▲
Making home moves happen

A highly unique three bedroom detached former School located in the heart of this popular village on the edge of the Quantock Hills. The property is situated in a picturesque setting and backs onto open farmland. Externally there is off road parking and garage to the front and large private garden to the rear. Internally the accommodation exudes character and charm and offers a spacious property layout arranged over two storeys. The property is ripe for reconfiguration and does require some up-dating internally. The accommodation has a combination of double and secondary glazing and warmed by oil fired central heating.

Tenure: Freehold / Energy Rating: G-13 / Council Tax Band: E

The sought-after rural village of Goathurst lies at the foot of the Quantock Hills, an area designated as being of Outstanding Natural Beauty, 4 miles from Bridgwater and 8 miles north of Taunton. The nearby village of Enmore offers a local village hall, a public house, eleventh-century church, and highly rated primary school. Enmore Golf Club, with its impressive club house, is close by. Rural activities can be enjoyed at nearby Durleigh Reservoir which offers sailing and coarse fishing facilities.

UNIQUE & HIGHLY INDIVIDUAL
THREE BEDROOM DETACHED HOUSE
BEAUTIFUL TENDED GARDENS
GARAGE
OFF ROAD PARKING
OIL FIRED CENTRAL HEATING
SEPTIC TANK DRAINAGE
PICTURESQUE VILLAGE
VIEWING HIGHLY RECOMMENDED





GIBBINS RICHARDS ▲

Main Reception Hall/Dining	18' 4" x 9' 8" (5.58m x 2.94m) Turning staircase to first floor.
Room	Doors to inner hallway, sitting room and kitchen.
Kitchen	14' 8" x 8' 5" (4.47m x 2.56m) Dual aspect windows to rear and side, oil fired 'Rayburn' and range of built-in storage cupboards. Matching range of eye and low level units. Door to side path (covered).
Sitting Room	18' 0" x 14' 10" (5.48m x 4.52m) Triple aspect windows, high level panelled ceilings and open fireplace with cast iron multi fuel burning stove.
Inner Hallway	16' 10" x 3' 8" (5.13m x 1.12m) Doors to bedroom two, three, utility room, bathroom and separate WC.
Bedroom 2	14' 6" x 8' 8" (4.42m x 2.64m) Front aspect window. Built-in wardrobes. Door to;
En-Suite Shower Room window.	8' 6" x 6' 1" (2.59m x 1.85m) Obscure side aspect window.
Bedroom 3	16' 6" x 8' 7" (5.03m x 2.61m) Front aspect window. Built-in wardrobes.
Utility Room	10' 5" x 8' 1" (3.17m x 2.46m) Side aspect window.
Bathroom window.	5' 10" x 5' 7" (1.78m x 1.70m) Rear aspect obscure window.
Separate WC	4' 6" x 2' 9" (1.37m x 0.84m) Rear aspect obscure window. Airing cupboard.
First Floor	
Bedroom/Living Room	27' 0" x 20' 7" (8.22m x 6.27m) Triple aspect windows to front and sides. Multiple built-in storage cupboards, airing cupboard housing factory lagged hot water cylinder with immersion heater. Hatch to loft space (over living room).
Outside	Garage to the side with off road parking with mains power - 16' 10" x 9' 7" (5.13m x 2.92m) vehicular door to front and pedestrian door to side. Two brick storage sheds behind the garage. The rear garden measures approximately - 80' (24.37m) in width by 90' (27.41m) in depth. The garden enjoys a good degree of privacy and backs onto open farmland and is enclosed by stone walls to all sides.



GIBBINS RICHARDS ▲



GIBBINS RICHARDS ▲



GIBBINS RICHARDS ▲

GROUND FLOOR
1080 sq.ft. (100.3 sq.m.) approx.



1ST FLOOR
773 sq.ft. (71.8 sq.m.) approx.



TOTAL FLOOR AREA : 1853 sq.ft. (172.1 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.
Made with Metropix ©2023



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.
References to the 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 Solicitor.
Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.
Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.



17 High Street, Bridgwater, Somerset TA6 3BE Tel: 01278 444488
Email: bw@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk