

Tithe Barn, 20a Main Road, Westonzoyland, Nr. Bridgwater TA7 0EB £425,000

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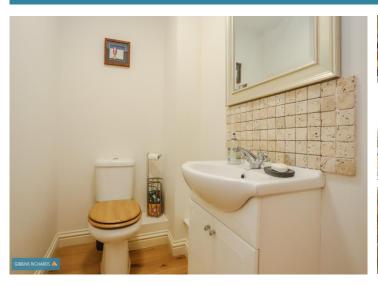
Located in the heart of this popular village and within easy access to local amenities, this impressive four double bedroom detached barn is beautifully presented throughout and exudes character and charm. The ground floor comprises; spacious well equipped kitchen/dining room, inner hallway with utility area and ground floor WC, large open plan sitting/dining room. To the first floor a galleried landing leads to four genuine double bedrooms and family bathroom. Both bedrooms 1 and 2 have their own private en-suite shower rooms. Externally the property has multiple off road parking access via electric gates to the rear and enclosed well tended gardens. This beautiful family home must be viewed to be fully appreciated. Grade II Listed

Tenure: Freehold / Energy Rating: EXEMPT / Council Tax Band: F

The village of Westonzoyland lies approximately 6 miles to the east of Bridgwater and offers an excellent range of local amenities. The nearby town of Bridgwater offers an excellent range of shopping, leisure and financial amenities as well as easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

BEAUTIFULLY PRESENTED / INDIVIDUAL PERIOD BARN
FOUR GENUINE DOUBLE BEDROOMS
OIL FIRED CENTRAL HEATING
ENCLOSED GARDENS
OFF ROAD PARKING
CENTRAL VILLAGE LOCATION
MUCH CHARACTER & CHARM
SPACIOUS LIVING AREA / PERFECT FOR ENTERTAINING
GRADE II LISTED











Kitchen/Dining Room

23' 3" x 18' 0" (7.08m x 5.48m) (max) Fitted with a modern range of matching eye and low level units with timber effect rolled edge work surface and tiled splashbacks. 'Range' electric cooker. Integrated 'Lamona' dishwasher, space for 'American' style fridge/freezer. Stable door and double opening doors, window to front. Door to sitting room and inner hallway.

7' 4" x 5' 7" (2.23m x 1.70m) Thermostat control for central heating. Door to cloakroom. Airing cupboard with space and plumbing for washing machine and tumble dryer, pressurized hot water cylinder. Storage

Cloakroom 6' 6" x 3' 10" (1.98m x 1.17m)

Sitting Area: 17' 1" x 12' 10" (5.20m x 3.91m) Sitting Room

> Dining Area: 17' 1" x 16' 5" (5.20m x 5.00m) 31' 0" x 17' 2" (9.44m x 5.23m) Cleverly divided into a separate sitting room and dining area. Turning stairs to first floor. Understairs storage. Double opening French doors to garden. Deep silled windows to front and rear. Central fireplace feature with bio ethanol contemporary style fire.

First Floor Galleried Landing 12' 9" x 12' 4" (3.88m x 3.76m) Space for study area. Grade II listed

historic beam. Exposed stone. Hatch to loft.

18' 7" x 9' 10" (5.66m x 2.99m) Two front aspect windows.

18' 7" x 8' 10" (5.66m x 2.69m) Rear aspect window.

11' 1" x 5' 11" (3.38m x 1.80m) Fitted with a white four piece matching suite comprising low level WC, pedestal wash hand basin, panel bath and enclosed shower cubicle.

17' 6" x 9' 11" (5.33m x 3.02m) Large floor level window to front. Deep

sill window to front.

9' 8" x 5' 9" (2.94m x 1.75m) White low level WC, pedestal wash hand basin and walk-in shower.

7' 11" x 9' 1" (2.41m x 2.77m) Two rear aspect windows.

Bedroom Shower Room

6' 8" x 6' 2" (2.03m x 1.88m) Fitted with a white three piece matching suite comprising low level WC, pedestal wash hand basin and enclosed

To the front of the property there is a small gravel area leading to front door. To the rear of the property is an attractive and fully enclosed landscaped garden measuring approximately - 30' (9.14m) in depth by 58' (17.66m) in width. The rear garden has electrically operated sliding gates providing vehicular access to gravelled parking area. There is also an area of lawn with paved patio seating area and leading to timber summerhouse and timber shed - 7' 8" x 6' 0" (2.34m x 1.83m) mains power. Outside lighting and tap. Floor mounted oil central heating boiler.

9' 7" x 7' 9" (2.92m x 2.36m) Double opening doors to front. Mains lighting and power.







GROUND FLOOR 913 sq.ft. (84.9 sq.m.) approx.

1ST FLOOR 1005 sq.ft. (93.4 sq.m.) approx.











TOTAL FLOOR AREA: 1918 sq.ft. (178.2 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 ©2024

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