



GIBBINS RICHARDS 
Making home moves happen

Holcroft, 36 Main Road, West Huntspill, Nr. Highbridge TA9 3DN

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In need of renovation this is a fabulous opportunity to renovate a five bedroom, three bathroom period property in the delightful village of West Huntspill. Private and set back from the main road, this Impressive property is approached by a sweeping driveway and deep lawned frontage. The parking extends the rear of the residence where a double garage can be found. In brief; the property comprises large front reception hall and living room with fabulous period feature fireplace. Four further reception rooms including office, snug with secondary staircase to the first floor. Front aspect reception room / ideal bedroom six and large garden room overlooking the mature lawned rear garden. Re-fitted kitchen/breakfast room, useful utility and downstairs WC. To the first floor five double bedrooms, two family bathrooms with four piece white suites, master bedroom with separate fitted dressing room and large en-suite bathroom.

Tenure: Freehold / Energy Rating: N/A / Council Tax Band: F

The property lies approximately 6.9 miles from Bridgwater town centre and 3 miles from Burnham-On-Sea, High Street. Bridgwater and Burnham On Sea both offer an excellent range of shopping, leisure and financial amenities as well as easy access to the M5 motorway together with a mainline intercity railway station.





FIVE BEDROOM DETACHED PERIOD HOME
 GRADE II LISTED
 NO ONWARD CHAIN
 THREE BATHROOMS
 MASTER WITH DRESSING ROOM AND ENSUITE
 LARGE MATURE REAR GARDEN
 DOUBLE GARAGE
 GAS CENTRAL HEATING
 SIX RECEPTION ROOMS
 SWEEPING DRIVEWAY APPROACH
 ABUNDANCE OF OFF ROAD PARKING
 UTILITY AND DOWNSTAIRS WC
 RE-FITTED KITCHEN BREAKFAST ROOM
 GARDEN ROOM OVERLOOKING THE LAWNED
 REAR GARDEN

ACCOMMODATION

Entrance Vestibule	23' 5" x 7' 0" (7.13m x 2.13m) Stairs to first floor.
Reception Hall	25' 8" x 12' 1" (7.82m x 3.68m) Two front aspect windows. Feature fireplace.
Living Room	12' 1" x 14' 1" (3.68m x 4.29m) Front aspect window. Period style feature fireplace.
Office	13' 6" x 10' 1" (4.11m x 3.07m) Rear Aspect window. Door to the
Snug	13' 8" x 11' 11" (4.16m x 3.63m) Secondary staircase to the first floor. Centre opening French doors to rear garden.
Reception Room/ Bedroom 6	12' 3" x 7' 8" (3.73m x 2.34m) Front aspect window. Electric consumer unit.
Kitchen/Breakfast Room	26' 0" x 10' 1" (7.92m x 3.07m) Side aspect window. Inner window facing the rear of the property into the garden room. Fitted with a modern range of units to base and wall. Built-in hob, extractor hood, dishwasher, ample storage.
Utility Area	11' 6" x 9' 11" (3.50m x 3.02m) Rear aspect window. Stable door to garden. Fitted with units to base and wall. Combination boiler. Access to;
WC	6' 7" x 2' 11" (2m x 0.88m) with wash hand basin.
Garden Room	19' 8" x 12' 10" (5.99m x 3.91m) Side aspect and rear aspect windows. Centre opening doors to garden.
First Floor Landing	14' 2" x 5' 8" (4.31m x 1.73m) Rear aspect window.
Bedroom 1	12' 8" x 12' 1" (3.86m x 3.68m) Front aspect window.
Dressing Room	12' 2" x 10' 2" (3.71m x 3.10m) Rear aspect window. Open archway through to bathroom.
En-Suite Bathroom	11' 10" x 10' 1" (3.60m x 3.07m) Freestanding double shower cubicle, corner bath, low level WC, pedestal wash hand basin, side aspect window. Cupboard housing the immersion tank. Archway through to;
Bedroom 2	15' 7" x 10' 0" (4.75m x 3.05m) Rear aspect window.
Second Part of the Landing	28' 0" x 3' 1" (8.53m x 0.94m)
Bedroom 3	12' 10" x 12' 1" (3.91m x 3.68m) Front aspect window.
Bathroom	8' 5" x 8' 4" (2.56m x 2.54m) Double width shower cubicle with electric shower. Corner bath, low level WC, pedestal hand wash basin. Front aspect window.
Bedroom 4	12' 10" x 8' 5" (3.91m x 2.56m) Front aspect window.
Bathroom	12' 3" x 7' 8" (3.73m x 2.34m) Front aspect window. Corner shower cubicle with mixer tap off the mains, low level WC, freestanding claw foot style bath and pedestal hand wash basin.
Bedroom 5	12' 3" x 10' 3" (3.73m x 3.12m) Rear aspect window.



OUTSIDE

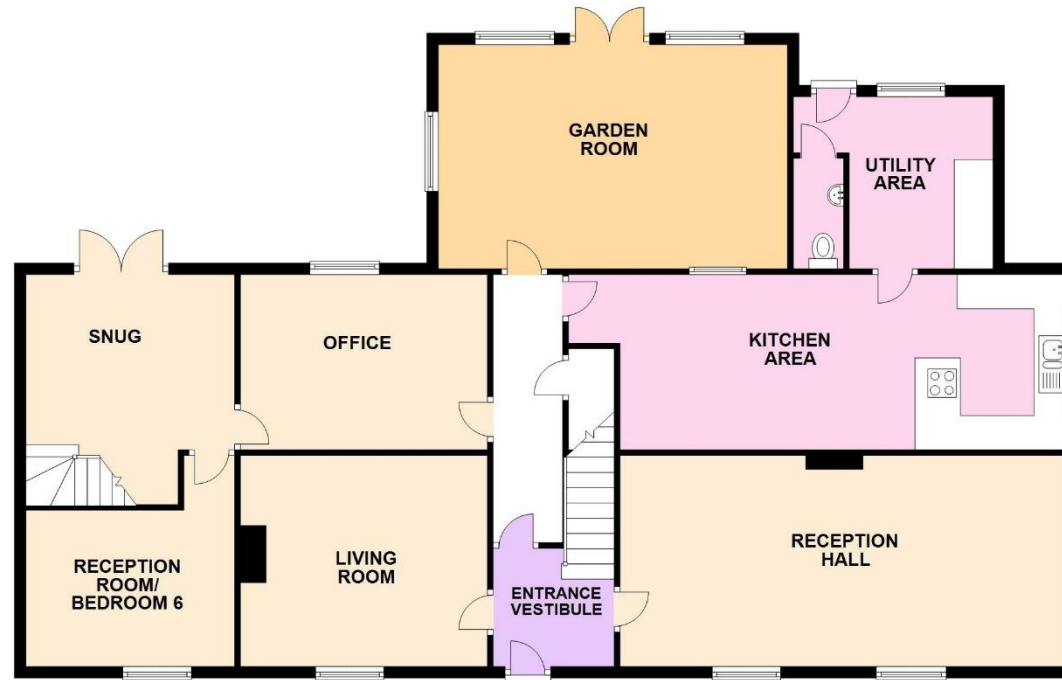
Large frontage with brick walling sweeping around to a large driveway to the side and front of the property with ample space for multiple vehicles. Mainly laid to lawn with garden pond and mature plants and trees. The side drive sweeps around to the rear of the property where again there is ample spaces for parking and access to a DOUBLE GARAGE and store.

To the rear there is a large patio area adjacent to the rear of the property and high level brick walling and fencing to boundaries together with a large area of lawn, garden shed and multiple mature trees.

There is also a rear access lane to the left hand side of the rear garden which is accessible via Alstone Lane.



GROUND FLOOR



FIRST FLOOR





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 £40 + VAT (£48) **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.

