



GIBBINS RICHARDS 
Making home moves happen

Little Manor Barn, Church Road, Fiddington, Nr. Bridgwater TA5 1JQ
£235,000

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**** AVAILABLE WITH NO ONWARD CHAIN ****

A unique barn conversion located in a pleasant quiet position within a sought after village location. The accommodation in brief comprises; spacious sitting/dining room with multi-fuel stove, re-fitted kitchen with integrated appliances, lower ground floor area includes two double bedrooms (one with en-suite bathroom) and separate shower room. Sun room, ample off road parking, enclosed courtyard garden.

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

Little Manor Barn is a unique barn conversion accommodated on two levels providing a number of attractive period features including beam ceilings, exposed stone work, wood burning stove etc. There is a spacious sitting/dining room which is approached via an external staircase which provides access to a generous size open plan kitchen which has been re-fitted in recent years to include various integrated appliances. The property is situated in a tucked away location which provides peace and tranquility. The village of Fiddington provides a nearby historic church, a further range of facilities can be found in the nearby Quantock village of Nether Stowey which is approximately two miles distant. The picturesque Quantock Hills are within easy reach, whilst Bridgwater town centre which provides M5 motorway and intercity railway access is approximately five miles distant.

UNIQUE BARN CONVERSION
FAVOURED VILLAGE
SITTING/DINING ROOM
RE-FITTED KITCHEN
TWO BEDROOMS
EN-SUITE BATHROOM / SEPARATE SHOWER ROOM
AMPLE OFF ROAD PARKING
MANAGEABLE GARDENS
NO ONWARD CHAIN





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Entrance
Sitting/Dining Room

Steps to front and glazed doors to;
20' 8" x 16' 2" (6.29m x 4.92m) with
exposed ceiling beams, natural stone
walling, cast iron multi-fuel fire.

Kitchen

11' 8" x 11' 0" (3.55m x 3.35m) Re-fitted
with a range of modern floor and wall
units with integrated appliances to
include ceramic hob, integral double
oven with microwave, fridge/freezer unit,
washing machine, tumble dryer and
dishwasher.

From hallway, steps leading down to a
lower ground floor area. Access from
bedroom 2 to sun room.

Bedroom 1

13' 5" x 10' 0" (4.09m x 3.05m) with built-
in wardrobes.

En-Suite Bathroom

Providing a corner bath, wash hand basin
and WC.

Bedroom 2

13' 8" x 10' 8" (4.16m x 3.25m) with
built-in wardrobes.

Shower Room

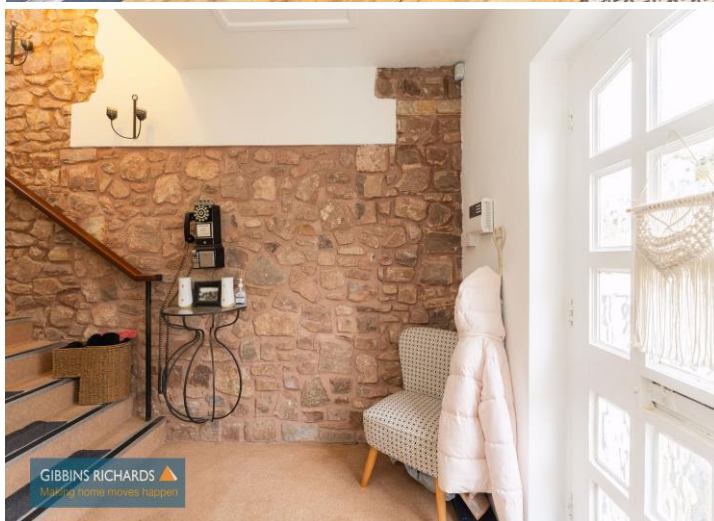
Corner shower enclosure, WC and wash
hand basin.

Sun Room

9' 8" x 7' 10" (2.94m x 2.39m) with
French doors to courtyard.

Outside

A five bar gate leads to a multiple
gravelled parking area. There is a
courtyard garden to front which is
predominantly paved with bordering
shrubs and garden shed.



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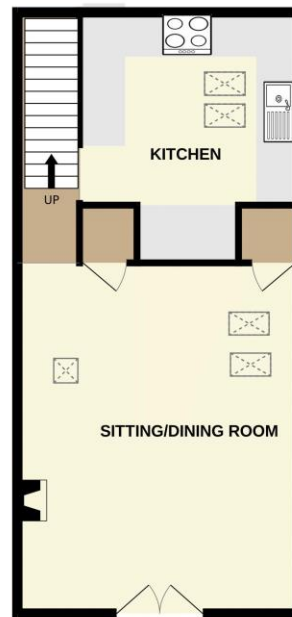


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BASEMENT



GROUND FLOOR



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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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.



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