



92 Main Road

West Huntspill, TA9 3QZ

Price £539,950



PROPERTY DESCRIPTION

This is a stunning house, beautifully presented throughout, offering very well-proportioned accommodation of over two-and-a-half-thousand square feet. Formerly The Pimpernel public house, the property has been thoughtfully converted and now provides a spacious individual family home with a great deal of character and charm. EPC D



Local Authority

Somerset Council Council Tax Band: F

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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The accommodation is as follows. A porch with oak double doors provides access into the main living room. This is a very impressive room, once the pub's main bar, measuring in excess of thirty-five feet in length. There are several features of note, including a flagstone floor, part-timber panelled walls, exposed beams and an open fireplace with decorative display cabinets and shelving to either side. Additional display cases and shelving are set within a large recess at the opposite end of the room. From here attractive part-stained glazed folding doors lead to a second reception room. This is a lovely cosy room, with part-timber, part stone flooring and a double-sided fireplace with a wood burning stove. This fireplace is shared by the kitchen/breakfast room, which via a short run of steps and part-glazed double doors, sits adjacent. Another large and impressive room, having been fitted with classic Shaker style units, solid wood work surfaces and a Belfast style sink. The floor is tiled in natural slate. Sitting centre wall opposite the fireplace is an oil-fired Marshall Alpha range cooker. Space is also provided for a second range size cooker. There is room for a dining table and chairs to sit eight. Double glazed double doors lead outside.

The ground floor accommodation is completed by a utility room; which provides additional worktop space, a sink, storage and space for appliances; a cloakroom, with w/c, pedestal wash hand basin and cupboard; lobby and study – all have natural slate floors. The lobby, study and utility room all have doors which provide access outside into the rear garden. From the lobby are also stairs to the first floor.

The landing is of good proportions and even provides room for a seating area adjacent to the stair well, as well as providing access to the four double bedrooms. The main

features a dressing room, with steps between, exposed beams and a lovely en-suite bathroom. This is fitted with a raised, freestanding slipper style bath, jack and jill wash hand basins mounted on an attractive, antique sideboard and a w/c. The remaining three bedrooms all have en-suite facilities, one having a bathroom and two having shower rooms.

Outside are garden areas to three sides, with as much thought clearly having been given here as to the inside of the property. There are various well-stocked beds and borders, paved seating and dining areas, slate chippings, an ornamental pond and to the front, lawn. The front also features a part covered, raised seating and dining area adjacent to the front of the house.

To the rear of the property are three off road parking spaces.

Double glazing has been fitted to all external windows and doors, excluding the porch, which as has already been described, has been fitted with solid oak doors.

The property is warmed by a mains gas central heating system.

Situation

The village of West Huntspill offers a range of amenities, including a primary school, church, public houses and a restaurant. The towns of Highbridge and Burnham-on-Sea, to the north, and Bridgwater to the south, feature a wider range of every day facilities along with access to the M5 motorway via junctions 22, 23 and 24.

Directions

Proceeding north through the village, pass the first turning on the left for Church Road and then the turnings for Swell Close and Chapel Forge Close, where the property will be found on the left, identified by our For Sale sign.

Porch

PROPERTY DESCRIPTION

Living/Dining Room

35'6 x 14' (10.82m x 4.27m)

Plus recess 12'4 x 5'3 (3.76m x 1.60m)

Sitting Room

20'1 x 13' (6.12m x 3.96m)

Max.

Kitchen/Breakfast Room

20'11 x 16'3 (6.38m x 4.95m)

Including units.

Study

16' x 9'1 (4.88m x 2.77m)

Max.

Utility Room

11'7 x 9' (3.53m x 2.74m)

Max.

Cloakroom

7' x 6'11 (2.13m x 2.11m)

Max.

Lobby

10'1 x 8'5 (3.07m x 2.57m)

Max.

Landing

12'1 x 9'2 (3.68m x 2.79m)

Including stairs.

Main Bedroom

12'5 x 11'6 (3.78m x 3.51m)

Dressing Room

14' x 10'10 (4.27m x 3.30m)

Bathroom

11'7 x 10'1 (3.53m x 3.07m)

Bedroom Two

14'3 x 12'10 (4.34m x 3.91m)

Including en-suite.

Bedroom Three

18'6 x 9'2 (5.64m x 2.79m)

Bathroom

7'2 x 4'11 (2.18m x 1.50m)

Bedroom Four

13'7 x 11'5 (4.14m x 3.48m)

Max. Including en-suite.









TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 793700

sales@berrymansproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
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