



The Old School House School Lane

Pawlett, TA6 4RX

Price £595,000



PROPERTY DESCRIPTION

A rare opportunity to purchase an attractive former School that has been thoughtfully converted to offer highly flexible living accommodation, suitable for multi generational living as well as a proportioned family home of over 4000 square feet. The property has been in the same ownership for nearly 40 years and has been well maintained and upgraded. An early application to view is highly recommended by the vendor's selling agents.

Pawlett is a highly sought after Somerset Village, less than two miles from junction 23, that offers a village church, school, a pavilion and playing fields/recreation area. The Old School is adjacent to the village hall and the village green.

Local Authority

Somerset Council Council Tax Band: E

Tenure: Freehold

EPC Rating: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			70
(55-68) D		45	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Double glazed obscured door to:

Entrance Hall

8'2" x 5'7" (2.49 x 1.72)

Tiled Floor, under floor heating, door to conservatory, door to:

Cloakroom/Utility

9'4" x 5'6" (2.85 x 1.70)

Comprising of close coupled w.c with integrated wash hand basin on top of the cistern. Range of units to incorporate single sink drainer unit, plumbing for automatic washing machine, space for tumble dryer, tiled floor, upvc double glazed obscured window.

Lounge

25'9" x 15'10" (7.87 x 4.84)

Recessed wood burner, bespoke radiator bench, two feature display niches, dual Good aspect windows to front and rear, door to:

Dining Room

19'9" x 14'7" (6.03 x 4.47)

Two upvc double glazed windows, glazed french doors opening to the conservatory.

Kitchen/Breakfast Room

15'11" x 14'10" extending to 8'5" maximum (4.87 x 4.53 extending to 2.57 maximum)

Fitted with an extensive range of wall and floor units to incorporate one and a half bowl drainer sink unit, oil fired Aga, space for a plumbed American style fridge/freezer, plumbing for dishwasher, under stairs storage cupboards, walk in pantry with built in cupboards, central island with breakfast bar, integrated Neff electric oven and hob. Stairs rising to first floor, upvc double glazed window to side, feature sliding solid oak door to the conservatory. Door to:

Rear Lobby

8'2" x 3'10" (2.51 x 1.19)

Oil fired boiler supplying domestic hot water and radiators, shelving, feature stone flooring, upvc double glazed door to outside:

Conservatory/Breakfast Room

29'7" x 6'3" (9.04 x 1.92)

Part block part upvc double glazed construction, two upvc double glazed doors opening to outside:

Snooker Room/Potential Annex Room

21'4" x 17'1" (6.52 x 5.21)

Two large feature windows measuring 2.60m in height at the gable end; additional upvc double glazed windows to either side. Vaulted ceiling with feature beams. This room offers huge potential for the creation of annex accommodation. Stairs rise to mezzanine level which overlooks the snooker room. An oil boiler supplies domestic hot water and radiators to several rooms. A door leads to the first floor landing which has four windows with an aspect towards the church. An area of oak flooring incorporates a feature staircase to the second floor mezzanine.

Bedroom

14'0" x 10'3" (4.28 x 3.14)

Upvc double glazed window and radiator. En suite bathroom comprising: panelled bath with shower attachment; ceiling rain head shower over bath; close coupled w.c with concealed cistern; circular wash hand basin with waterfall tap; display niches with concealed lighting; shelving; underfloor electric heating and extractor fan.

Bedroom

11'9" x 11'1" (3.60 x 3.38)

Upvc double glazed window and radiator. En suite shower room featuring: cubicle with rain fall shower; close coupled w.c with concealed cistern; built in vanity unit with circular basin with waterfall tap; recess storage/shelves; recess spotlights; extractor fan; electric heated towel rail.

Bedroom

13'3" x 11'1" (4.05 x 3.40)

Upvc double glazed window and radiator opening to:

Bedroom

9'8" plus full length wardrobes x 9'7" (2.96 plus full length wardrobes x 2.93)

This bedroom is currently used as a dressing room, open to the above bedroom. Upvc double glazed window and radiator.

Family Bathroom

13'10" x 5'8" (4.23 x 1.75)

Beautifully fitted, comprising: panelled bath with central taps and shower attachment; walk in shower with rain fall and handheld shower, seat and floor drain; feature wash basin; w.c with wall mounted cistern; heated towel rail; upvc double glazed obscured window; sun tunnel in the ceiling; electric underfloor heating. From the first floor landing access is gained to the:

PROPERTY DESCRIPTION

Mezzanine landing

15'7" x 13'2" (4.77 x 4.03)

Part restricted headroom, double glazed windows to front and rear; solid oak floor. Giving access to:

Loft Room 1

15'2" x 13'2" (4.64 x 4.03)

Part restricted headroom, two double glazed Velux windows, feature beams, two doors opening to a further large area of loft space, ideal for storage etc.

Loft Room 2

15'5" x 13'2" (4.71 x 4.03)

Part restricted headroom; double glazed window; two double glazed Velux windows; door to roof space.

Description

This highly attractive detached former School is situated in a quiet location adjacent to the village Church in the highly sought after village of Pawlett.

The Property offers highly flexible living accommodation and has been substantially upgraded and improved over the years. This is a large family home which lends itself to multi generational living with the potential to create annex accommodation.

The property retains great character and charm. Must be seen to be fully appreciated.

Outside

Located at the gable end of the property is a block paved driveway offering off street parking for one to two vehicles, A five bar gate with a five bar pedestrian gate opens to a further area of off street parking for two vehicles; oil tank. A further gate gives access to the garden which has been beautifully landscaped for ease of maintenance with various interesting planted and seated areas. Attached to the rear of the property is a useful open sided workshop area with Velux window, power and light.

To the rear of the garden are steps rising to attractive raised decking area, which provides an ideal BBQ/Sun area, an attractive feature of this well maintained cottage style gardens. Beneath the raised decking is a workshop/storage area with power. As one approaches the property to the left hand side is the highly attractive Pawlett village church.

Directions

From Burnham-on-Sea proceed along the A38 through Highbridge and through the village of West Huntspill. Proceed out of West Huntspill towards Pawlett Hill. Ignore the first entrance into Pawlett Village (Manor Road). Proceed over the hill passing the second entrance into the village (Old Main Road) You can see the village church on the right hand side where there is a access lane (School Lane). Proceed down School Lane where the property will be found located next to the Church on the left hand side.

Material Information

Additional information not previously mentioned

- Mains electric and water.
- Not water metered.
- Oil central heating and wood burner.
- Mains drainage.
- No flooding in the last 5 years.
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location









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

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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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