



Pit Hill Lane, Moorlinch  
£699,950





Hall	
Dining Room	3.47m x 5.44m
Living Room	3.78m x 5.37m
Kitchen / Diner	3.61m x 5.52m (max)
Study	2.99m x 2.43m
Bedroom 4	2.99m x 2.81m
Shower Room	1.86m x 1.39m
Stairs & Landing	
Bedroom 1	3.61m x 3.21m
Bedroom 1 Walk-In-Wardrobe	2.92m (max) x 1.10m (min)
Bedroom 2	3.17m x 3.12m
Bedroom 3	3.62m (max) x 2.81m (max)
Family Bathroom	3.11m (max) x 2.44m
Annex - Kitchen / Living / Diner	4.77m x 5.70m
Annex - Bedroom	4.98m x 3.38m
Annex - Walk-In-Wardrobe	2.02m x 1.80m
Annex - En-Suite	2.86m x 1.92m (max)
Summerhouse 1/Cabin	5.26m x 9.29m
Summerhouse 2	
Stable 1	3.71m x 3.37m
Stable 2 (converted for pet grooming)	2.87m x 3.37m
Stable 3	2.98m (max) x 3.67m



Presenting this detached, spacious family home with annexe, outbuildings and stables, all set on a large 0.81 acre plot!

Briefly the main property hosts an entrance hall with storage and shower room. A spacious dining room with open archway into the living room. The living room boasts dual aspect light, wood burner and French doors leading onto the patio. A modern kitchen/diner with central island, ample worktop & unit space, some appliances and stable door to the rear garden. A study, currently used as a fifth bedroom. A well-proportioned double bedroom on the ground floor.

A glass staircase leads up to the first floor. The master bedroom is a spacious double bedroom with views and a walk-in-wardrobe. The second bedroom is another double size room with views and storage space. The third bedroom is a large single with views, airing cupboard and built in storage. The modern family bathroom hosts a four piece suite comprising shower, bath, toilet and his & hers basins.

The annex hosts an open plan kitchen/living/diner with ample worktop & unit space, integrated appliances, breakfast bar, rear door and generous entertaining/hosting space. Stairs lead up to the spacious double bedroom with French doors & balcony, walk-in-wardrobe and an en-suite bathroom comprising toilet, basin and bath with rainfall shower head.

The front of the property hosts a large drive for multiple cars and a lawn with borders.

The generously sized rear garden boasts a tiered patio with steps to the lawn. A summerhouse, in need of the finishing touches, with power & light. A second summerhouse. Side access with track to the stables and the paddock, found at the end of the garden.

The property benefits from LPG gas central heating, solar panels & double glazing.

The property is walking distance away a pub, village hall, church and rural walks. Moorlinch is driving distance from the M5 linking you to Exeter, Bristol & beyond.

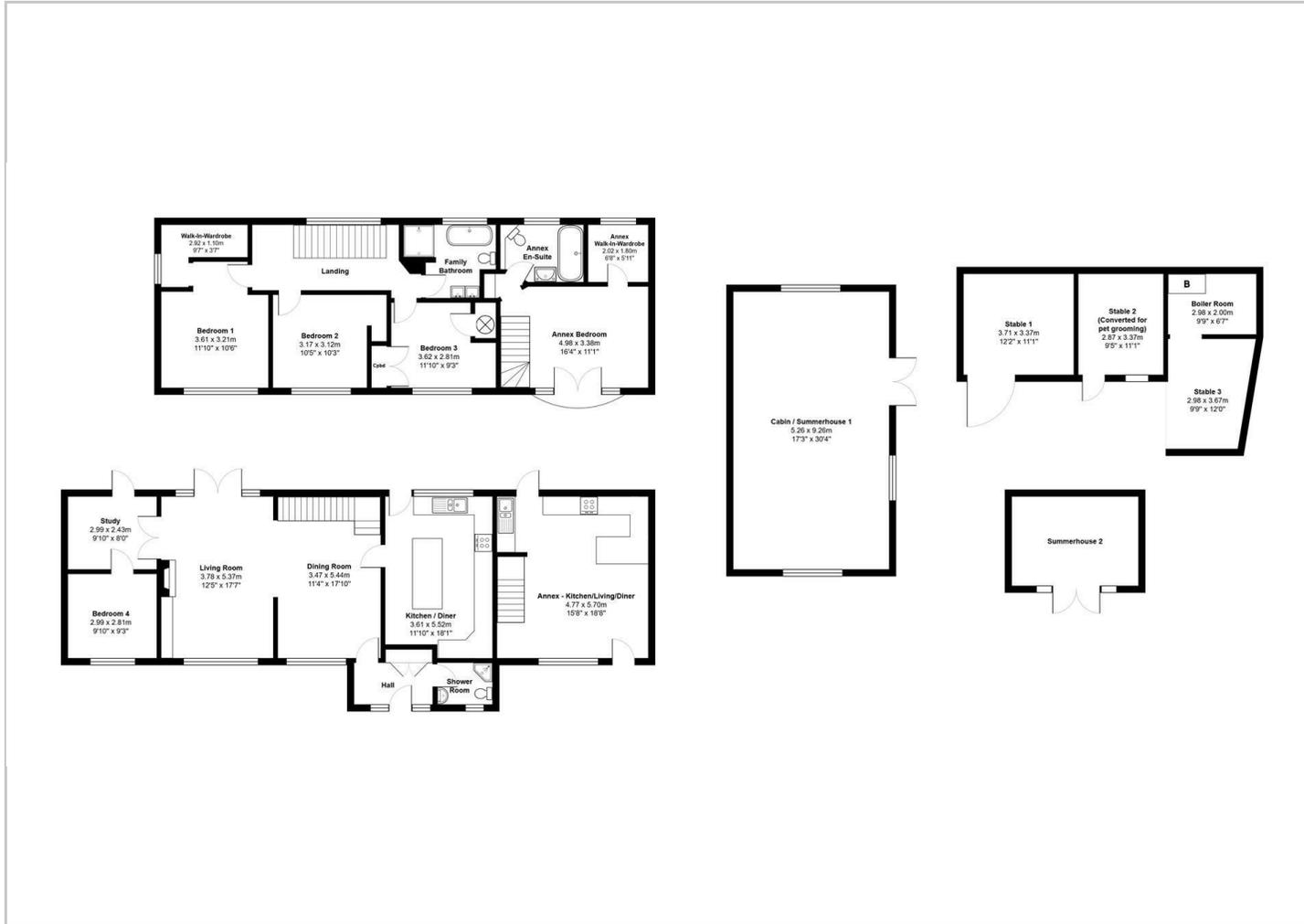
Tenure: Freehold  
EPC: D  
Council tax band: F



- Detached, family home with annex!
- Four bedrooms and fifth bedroom in annex!
- 0.81 acre plot including paddock!
- Three reception rooms and study!
- Ample parking on the driveway!
- cabin, summerhouse & stables!
- Tiered rear garden!
- Popular village location!
- LPG gas central heating, wood burner & solar panels!
- Double glazing!



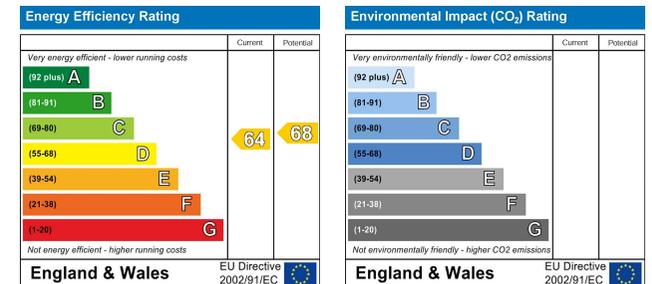
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Sales Office on 01278 554333 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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