



‘Wagon Barn’, Montys Hamlet

Norton Fitzwarren, TA4 1AA  
£725,000 Freehold

  
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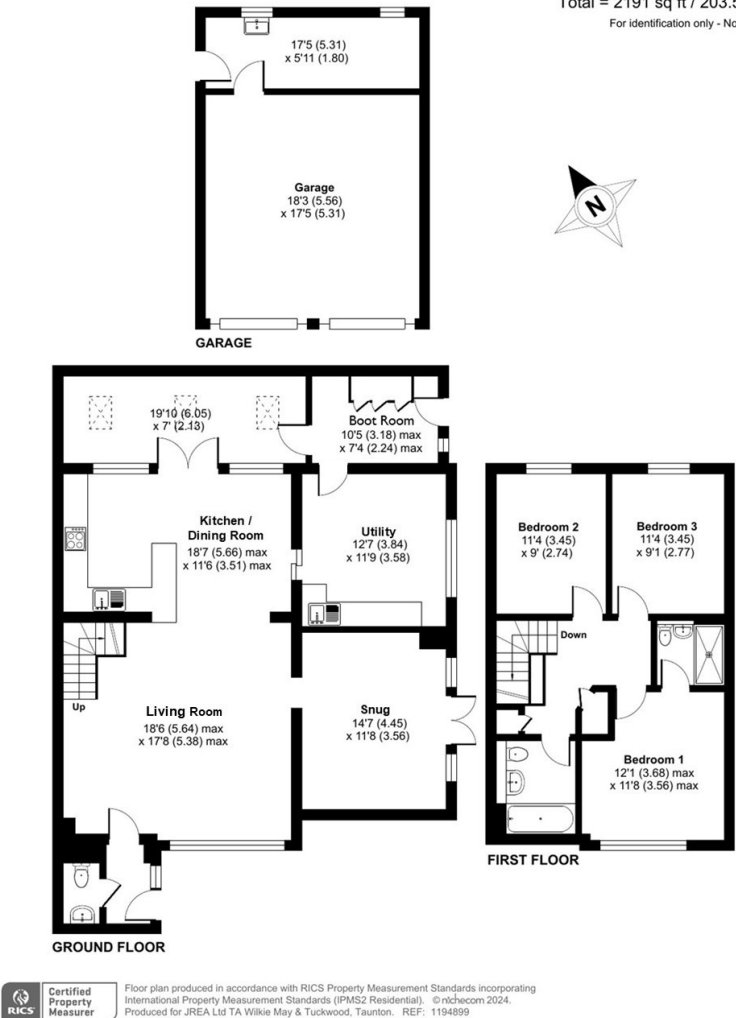
EPC

Wilkie May  
& Tuckwood

Floor Plan

Wagon Barn, Norton Fitzwarren, Taunton, TA4

Approximate Area = 1759 sq ft / 163.4 sq m  
Garage = 432 sq ft / 40.1 sq m  
Total = 2191 sq ft / 203.5 sq m  
For identification only - Not to scale



 Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024.  
Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1194889



# Description

This beautifully presented, three double bedroom barn conversion, is situated in a tranquil rural setting, yet conveniently close to local amenities, schools, and transport links.

The accommodation is arranged over two floors, is double glazed throughout and is warmed via a mains gas fired central heating system.

Externally there is a double garage and gated driveway providing secure and private off-road parking ensuring for multiple vehicles. There is a beautifully landscaped garden with a variety of seating areas, ideal for enjoying the views over open countryside.

- Three Double Bedrooms
- Detached Barn Conversion
- Mains Gas Fired Central Heating
- Double Glazed Throughout
- Gated Driveway & Off-Road Parking
- Views Over Open Countryside
- Landscaped Garden
- Beautifully Presented Accommodation



The property comprises in brief; front door leading into an entrance hallway with doors leading into a cloakroom and the living room. The useful ground floor cloakroom comprises low level wc and a wash hand basin. The open plan living room/ dining room has a large window providing aspect to the front, stairs rising to the first floor and doors providing access into the family room and sunroom. The kitchen is fitted with a range of matching wall and base storage units with solid work surfaces above, integrated sink with hot and cold mixer tap, integrated dishwasher, integrated gas hob with extractor fan above, integrated eye-level electric double oven, integrated fridge and an integrated microwave. Off the kitchen there is a sunroom extension with three Velux windows all with automated electric closers. The snug has great views over the rear garden and a wood burning stove.

The family/games room has a hatch leading into the snug, work surface space and space/plumbing for a washing machine. The ground floor accommodation is completed with a useful boot room providing access into the rear garden. On the first floor there are three double bedrooms, a master en-suite shower room and a family bathroom comprising panelled bath with shower over, low level wc and wash hand basin. Externally, the beautifully maintained rear garden has been fully landscaped and has a number of seating areas and patios plus with a large area of lawn with a selection of flower and shrub borders. There is an outside tap outside light and side access. To the front of the property there is a large (electric) gated driveway, a double garage with power, lighting and two up and over doors plus a lean-to parking area.

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## GENERAL REMARKS AND STIPULATIONS:

**Tenure:** The property is offered for sale freehold by private treaty with vacant possession on completion..

**Services:** Mains water with meter, mains electricity, gas fired central heating.

**Local Authority:** Somerset Council, County Hall, The Crescent, Taunton, Somerset, TA1 4DY

**Property Location:** [w3w.co/complies.ranking.steadier](http://w3w.co/complies.ranking.steadier)

**Council Tax Band:** F

**Broadband Availability:** Ultrafast with up to 1000 Mbps download speed and 220 Mbps upload speed.

**Mobile Phone Coverage:** Indoor—limited voice coverage with O2. Outdoor—voice & data likely available with EE, Three, O2 & Vodafone.

**Flood Risk:** Rivers & Sea—very low. Surface water—low.

**Agents Note:** The property is subject to a service charge from 'Monty's Hamlet Services Ltd' which was £360 p/a in 2023/2024 but this figure will be subject to change.

**Agents Note:** We understand that the drainage for this property is via a pumping station that is maintained by Wessex Water.

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty

whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared September 2024. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate and have been taken by Nichecom. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

We routinely refer potential sellers and purchasers to a selection of recommended local conveyancing firms. 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 £150+VAT. Once an offer is accepted by our client, an Administration Fee of £20+VAT (£24) per buyer will be required in order to process the necessary checks relating to our compliance under Anti-Money Laundering legislation. This is a non-refundable payment and cannot be returned should purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

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 their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the 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.



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