



Foundry House

Roadwater, TA23 0RG

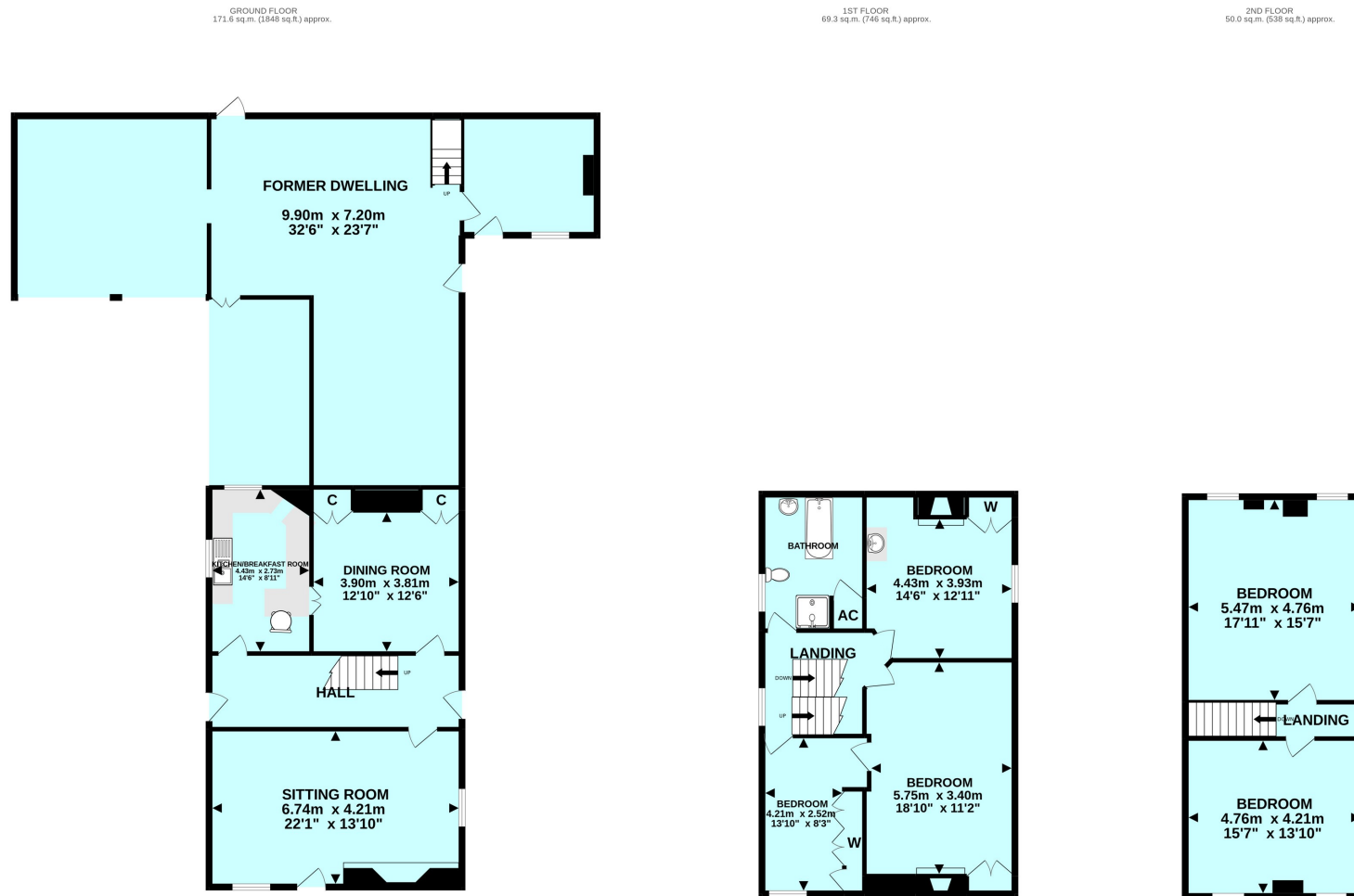
Guide Price £495,000

Freehold



Wilkie May
& Tuckwood

Floor Plan



TOTAL FLOOR AREA : 291.0 sq.m. (3132 sq.ft.) approx.
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Description

An impressive 5 bedroom house located in the Exmoor National Park with generous gardens and former cottages with scope to renovate into separate accommodation.

- Detached
- 5 Bedrooms
- Grade II Listed
- Popular Village Location
- Two Former Cottages with Scope to Renovate

THE ACCOMMODATION COMPRISES IN BRIEF: This Grade II listed home is brought to the market for the first time in over 50 years. Located in the Exmoor National Park and constructed in 1864 the property has a wealth of character and is built of traditional stone construction with part rendered elevations under a slate roof (re-roofed in the 1980s). The property benefits from part double glazed timber windows, outbuildings that could be converted into separate accommodation (subject to necessary permissions), ample off road parking and generous gardens.

The accommodation in brief comprises: Front Porch with timber part glazed door into; Entrance Hall with doors to all principle rooms and stairs rising to the first floor. Door into; Kitchen with wall and base units under a rolled edge worktop, stainless steel sink and drainer with hot and cold mixer tap over, space for cooker, space for under counter fridge, space and plumbing for washing machine, space and plumbing for dishwasher, integrated extractor hood, breakfast bar and serving hatch to the dining room. Door into; Dining Room with an aspect to the side over the garden, and multifuel stove. Door into; Living Room with part panelled walls, Woodwarm multifuel stove with Cotswold stone breast and surround and wooden lintel over, built in shelving and a hardwood door leading to the front of the property.

To the first floor: Landing with doors to all rooms and stairs rising to the 2nd floor. Door into; Bedroom 1 with original fireplace and an aspect over the garden, adjoining door into bedroom 3, making it possible to convert into a wardrobe or En-Suite (subject to necessary permissions if required). Door into; Bedroom 2 with an aspect over the garden, original iron fireplace, vanity unit with inset wash basin and hot and cold taps over. Door into; Bedroom 3 with an aspect to the front, full height built in wardrobes and a built in bookcase. Door into; Family Bathroom with a white suite comprising low level WC, pedestal wash basin with hot and cold mixer tap over, corner shower cubicle with electric Hydro shower over, bath with hot and cold taps over, airing cupboard with slatted shelving housing the immersion heater for hot water.

To the second floor: Landing with access to both bedrooms. Door into; Bedroom 4 with an aspect to the front and Velux window. Door into; Bedroom 5 with an aspect to the rear.



OUTSIDE: The property's main entrance is accessed over a gravel driveway with off road parking available for many vehicles. The property can also be accessed through a gate on the other side of the property under a covered veranda with quarry tiled path. The garden is predominantly laid to lawn with mature flower and shrub borders, greenhouse, outside tap, a small timber bridge leads over the pond to a summerhouse with adjacent patio area, there is also a vegetable patch with a garden shed. The property benefits from two former cottages of stone construction and outbuildings of brick construction which are in need significant repair but would provide a perfect opportunity to convert into separate accommodation or an annexe (subject to necessary permissions).



GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold by private treaty

Services: Mains water, mains electricity, mains drainage, economy 7 night storage heating.

Local Authority: Somerset Council, Deane House, Belvedere Road, Taunton. TA1 1HE.

Council Tax Band: D

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 January 2023. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. 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.

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.



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