

# Coast & Country

PROPERTIES BY

Wilkie May & Tuckwood



Higher Washford Farm

Washford, Watchet, TA23 0NS



## Higher Washford Farm

---

An attractive four bedroom detached barn conversion, situated within easy reach of the Quantock Hills with No Onward Chain.

The property comprises a detached barn conversion of traditional local stone construction with hardwood timber framed windows under a slate roof with the benefit of calor gas central heating, a wood burner, off-road parking for several vehicles, En-Suite principal bedroom, and No Onward Chain. The property has been occupied by our client since 2001, with all renovation works being overseen during his tenure and internal viewings are highly recommended to appreciate.

# ACCOMMODATION



**T**he accommodation comprises in brief: solid wooden door into **Entrance Hall** - slate tiled floor, built in storage cupboards. L-shaped **Kitchen/Breakfast Room** - double aspect view, slate tiled floor, oak fitted kitchen, comprising an excellent range of cupboards and drawers under solid granite worktops with inset one and a half bowl stainless steel sink with mixer tap over, tiled splashback, TV point, telephone point, dual fuel range oven to be included in the sale, space for undercounter fridge, space and

plumbing for dishwasher, ample room for dining table. **Utility Room** - aspect to front, slate tiled floor, low-level WC, space and plumbing for washing machine, space for undercounter freezer, wall mounted Worcester boiler for gas central heating and hot water, granite effect worktop hatch to secondary roof space. **Dining Room** - double aspect, cupboard under the stairs. **Living Room** - double aspect with patio doors to rear garden, wood burner with back boiler inset into chimney breast with slate tiled hearth, pointed stone



surrounds, oak beam over, built-in alcove storage cupboards, under stairs storage cupboard, stairs to the first floor accessed from the dining room. Landing with hatch to roof space, airing cupboard housing Gledhill modern foam lagged tank with immersion switch and wood slat shelving. Principal **En-Suite Bedroom** - triple aspect, TV Point, built in wardrobes, views to the Quantock hills, door into **En-Suite Bathroom** - with white suite, comprising panelled bath, low-level WC, pedestal wash basin, electric,

heated towel rail. **Bedroom Two** - with aspect to rear, built-in wardrobe, TV point. **Bedroom Three** - double aspect with glazed door, leading to the steps to the rear yard. **Bedroom Four** - aspect to front with built-in wardrobes. **Family Bathroom** - with white suite comprising cast iron panelled bath with low level WC, wash basin inset into vanity unit, heated towel rail, half height wooden panelling.



## OUTSIDE

---

The property is approached over a gravelled driveway via a five bar timber gate, affording off-road parking for approximately three vehicles. The gardens are landscaped and relatively level, enjoying a good degree of privacy being laid to lawn with established hedged boundaries with views to the Quantock hills and area of Outstanding Natural Beauty (AONB) In particular the rear garden is incredibly secluded enjoying a good sized patio with planted rockery and reclaimed timber beds. There is also a greenhouse with power and large former stable, which is used as a garden store.

## ACCOMMODATION

- Entrance Hall
- Kitchen/Breakfast Room
- Utility Room
- Dining Room
- Living Room
- Stairs to First Floor Landing
- En-Suite Master Bedroom
- Bedroom 2
- Bedroom 3
- Bedroom 4
- Family Bathroom
- Former Stable, Gardens & Parking.

## GENERAL REMARKS AND STIPULATIONS

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

**Services:** Mains water, electricity and drainage. Calor gas central heating.

**Council Tax Band:** E

**Parking:** There is enough parking for several cars at this property

**Broadband:** For an indication of specific speeds and supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: [checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

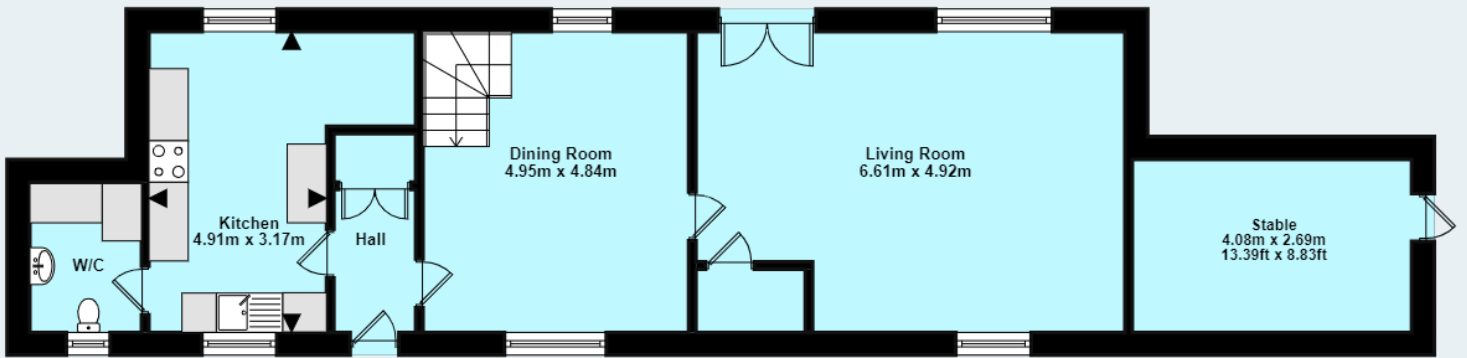
**Mobile:** For an indication of supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: [checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

**Flood Risk:** For information relating to flood risk in the area, we would advise interested buyers to use the below government checker: [flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)

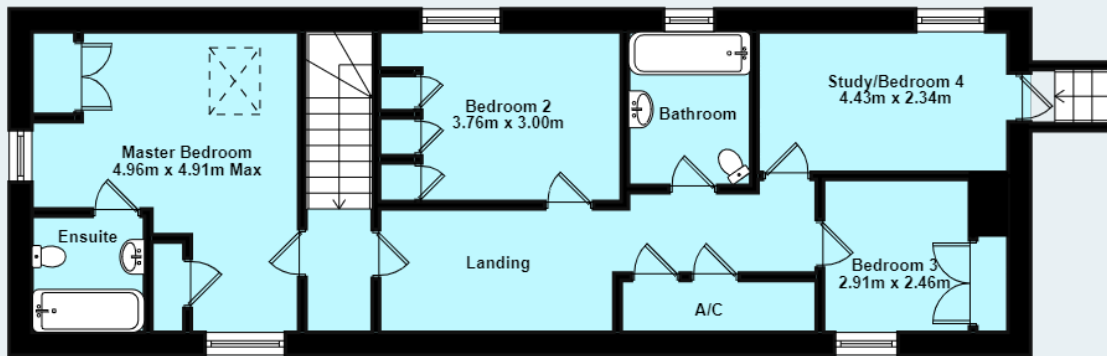


# FLOORPLAN

Ground Floor



First Floor

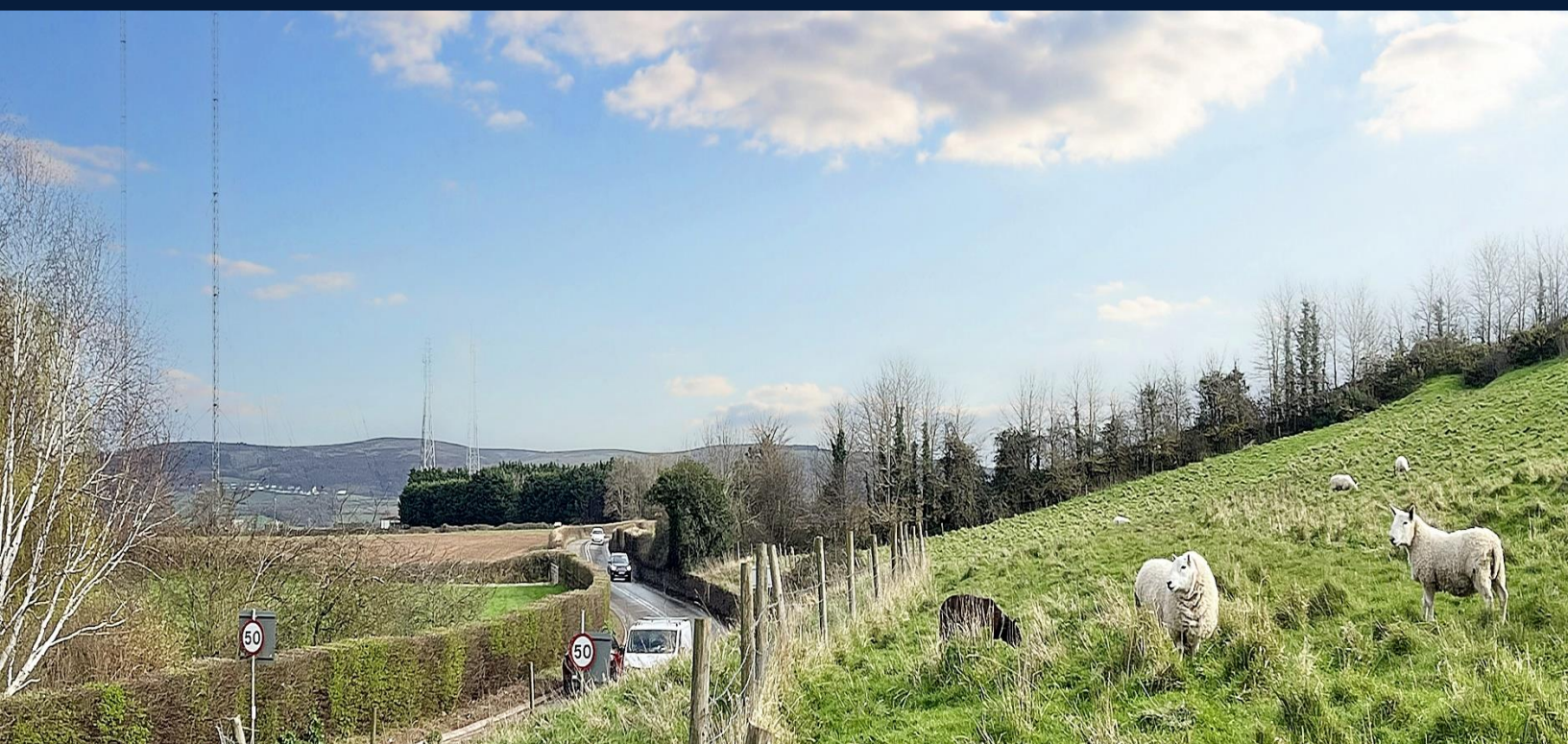


TOTAL FLOOR AREA:  
166.33sqm (1790.36sqft) Approx.

# Higher Washford Farm

Washford, Watchet, TA23 0NS

PRICE: £575,000



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 March 2024.

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. 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.

## Coast & Country

PROPERTIES BY  
Wilkie May & Tuckwood

Tel: 01984 634793

35 Swain Street, Watchet, TA23 0AE