

# Coast & Country

PROPERTIES BY

Wilkie May & Tuckwood



## Fairfield House

51 Long Street, Williton, Taunton, TA4 4QY





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A very substantial 6 bedroom former guest house, that would make a fantastic principle home suitable for multi generational living.

The property comprises an attached house, situated in a convenient location just a short walking distance from the village centre and its comprehensive amenities, yet within easy reach of the coastline, and the Quantock Hills an Area Of Outstanding Natural Beauty. The house believed to date back some 400 years and originally being a farmer workers dwelling, has very flexible and generous 6 bedroom (all en-suite) accommodation arranged over two floors, that can be divided easily as there are two stair cases serving the first floor at opposite ends of the property. The property has formerly been used as a guest house, and most recently used as a single holiday let, with multi use planning to allow for occupation or rental investment. The current owners have maintained the property to an excellent standard and restored many original features during their tenure to include the open fireplaces and a number of beams. Viewings are highly recommended to appreciate the sheer size and quality of the accommodation.

# ACCOMMODATION



The accommodation in brief comprises; part glazed door into **Entrance Hall**; with tiled and wooden floor, glazed door to front garden, door into **Ground Floor Study**; with aspect to rear, wood effect laminate flooring. Door into **Living Room** from Entrance Hall; with aspect to front, wooden flooring, wood burner inset into chimney breast with stone surround and slate hearth, oak beam over. TV point, telephone point; **Dining Room**; with bamboo wood flooring, double aspect, side door to side garden, old feature fire place with stone front and reclaimed beam over, telephone point, exposed ceiling beams. **Reception Area**; with tiled floor, aspect to rear into rear hall, door to rear garden, door into **Utility Room**; space and

plumbing for washing machine, space for tumble dryer with worktop and shelving over. **Kitchen/Breakfast Room**; with aspect to side, good range of fitted wooden painted cupboards and drawers under a granite effect rolled edge worktop, inset double stainless steel sink and drainer, mixer tap over, tiled splashbacks, fitted double electric oven, 6 ring gas hob with extractor hood over, feature brick fire place, ample room for breakfast table, door into pantry cupboard with shelving. **Downstairs WC**; with tiled floor, low level WC, wash basin with double cupboard under. **Sauna Room**; with tiled floor, infrared dry sauna, and shower cubicle with thermostatic mixer shower over, boiler cupboard





housing Vaillant boiler for central heating and hot water with an adjacent large pressurised steel hot water cylinder with immersion switch. Stairs to **Rear Landing. Bedroom**; with aspect to side. Door into **En-Suite Shower Room**; with shower cubicle, tiled surround, thermostatic mixer shower over, low level WC, pedestal wash basin. Door into **Bedroom**; with aspect to side, recessed wardrobe. Door into shared **En-Suite Shower Room**; with tiled floor, shower cubicle with thermostatic mixer shower over, tiled surround, wash basin with tiled splashback, shaver point, low level WC, Door into **Bedroom**; with aspect overlooking the rear garden, door to main landing with two linen cupboards. Door into **Bedroom**; double aspect, recessed fitted mirrored wardrobes. Door into **En-Suite Shower Room**; with tiled floor, white suite with panelled bath, tiled surround, thermostatic mixer

shower over, low level WC, wash basin, tiled splash back, shaver point. **Family Bathroom**; with white suite comprising panelled bath, tiled surround, mixer shower over, low level WC, wash basin inset into double cupboard. **Bedroom**; with aspect to side, recessed single wardrobe, exposed wall feature beam, open fireplace with cast iron surround and decorative tiles on a slate hearth. Door into **En-Suite Bathroom**; with white suite comprising panelled bath, tiled surround, thermostatic mixer shower over, low level WC, wash basin, tiled splashback, shaver point. **Bedroom**; with triple aspect, vaulted ceiling with exposed ceiling beams, overhead loft storage space. Door into **En-Suite Shower Room**; with large shower cubicle, thermostatic shower over, tiled surround, WC, wash basin, shaver point.





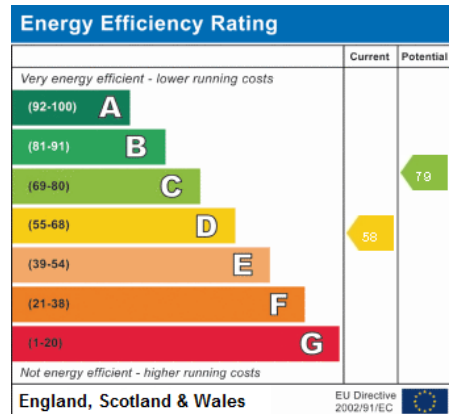
## OUTSIDE

The property is approached through a quiet cul-de-sac, with off road parking for several vehicles on a gravelled driveway. The gardens wrap around the property and are level, being laid mainly to lawn with planted borders. There is also a covered area housing a hot tub which can be included in the sale subject to negotiation.



# ACCOMMODATION

Entrance Hall  
 Ground Floor Study  
 Living Room  
 Dining Room  
 Reception Area  
 Utility Room  
 Kitchen/Breakfast Room  
 Downstairs WC  
 Sauna Room  
 Stairs to Rear Landing  
 En-Suite Bedroom  
 (Shared) En-Suite Bedroom  
 Bedroom  
 En-Suite Bedroom  
 Family Bathroom  
 En-Suite Bedroom  
 En-Suite Bedroom  
 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 are connected. Gas fired central heating.

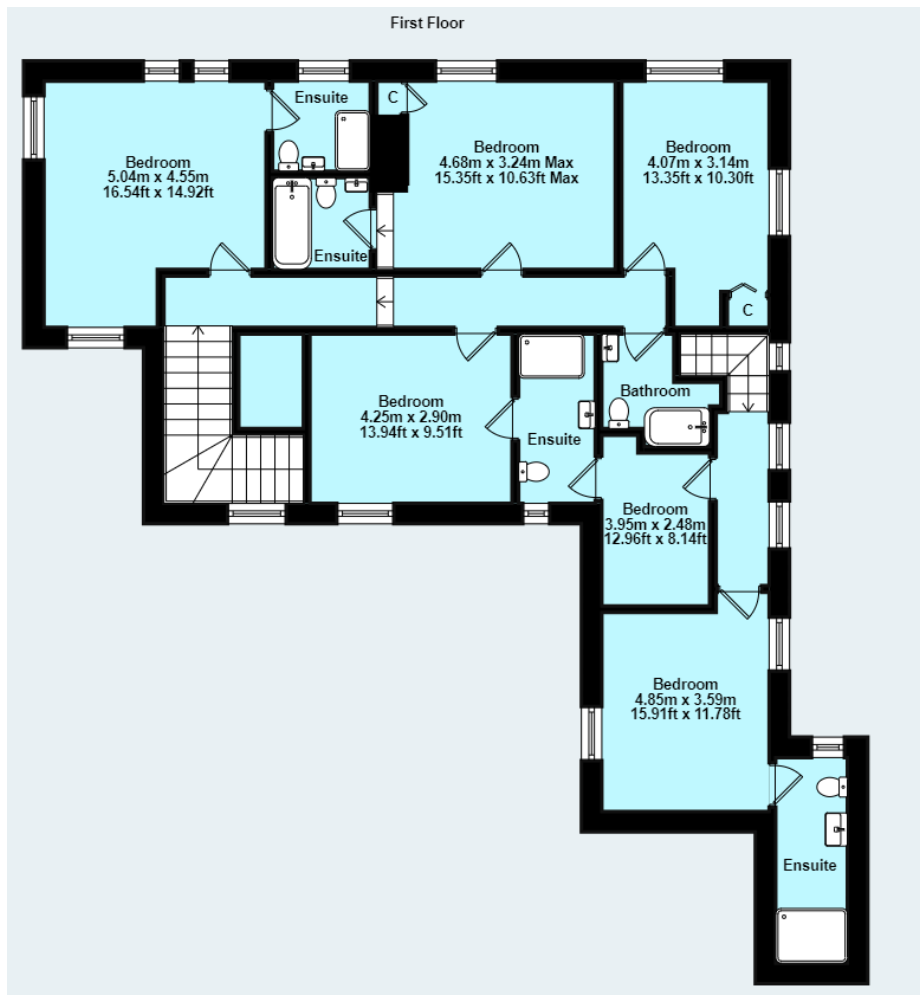
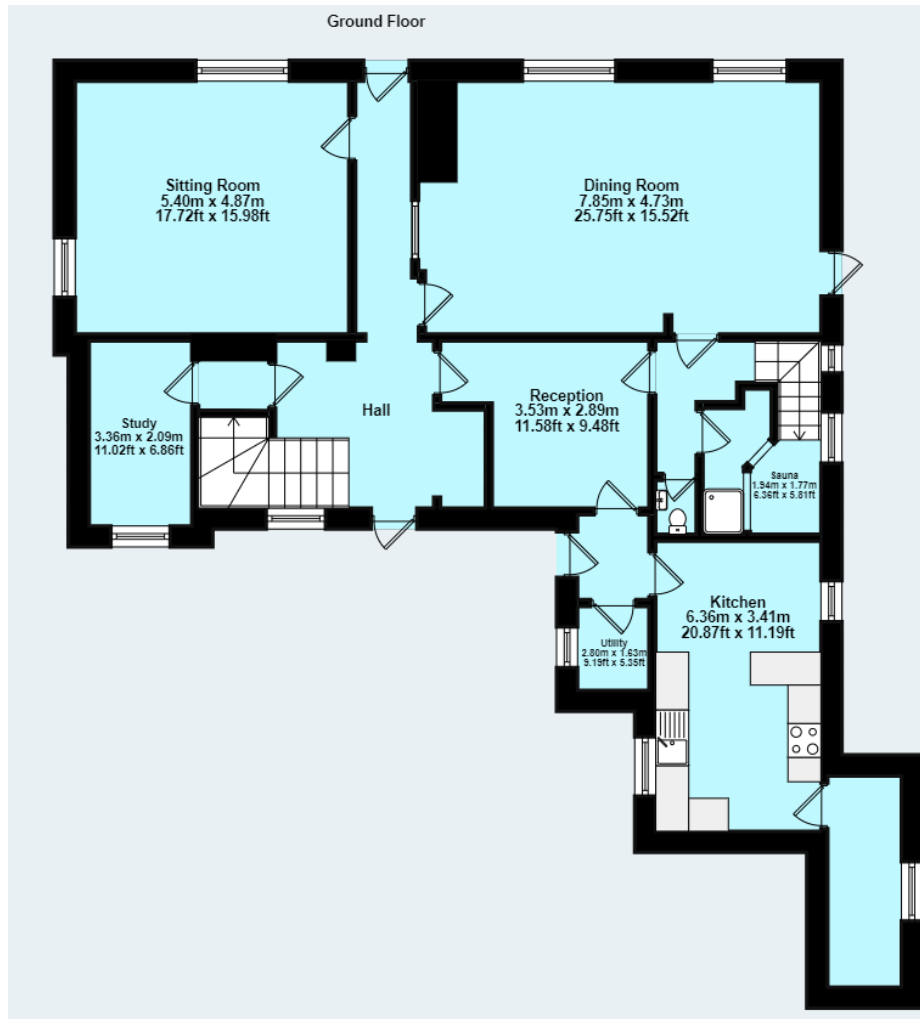
**Council Tax Band:** E (Mixed use – Business rates)

**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](http://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](http://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](http://flood-map-for-planning.service.gov.uk/location)

# FLOORPLAN





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51 Long Street, Williton, Taunton, TA4 4QY

GUIDE PRICE: £550,000



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**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.

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