



September House



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Huntworth, Bridgwater, Somerset, TA7 0AH

Taunton 11 miles, Bridgwater 3.4 miles

A well proportioned, high quality, attached period house together with a detached cottage and enclosed landscaped gardens

- Beautifully presented and maintained
- Many character features
- Kitchen/breakfast room
- 2 receptions and garden room
- 4 Bedrooms (master en-suite)
- Separate detached cottage
- Secure landscape gardens
- Views over open fields
- Council Tax band D
- Freehold

Guide Price £550,000

SITUATION

September House is situated in an enviable location on the edge of the hamlet of Huntworth and enjoys lovely views over open countryside. Huntworth itself is located between Bridgwater and North Petherton and benefits from excellent access to the M5 at Junction 24. Day to day facilities can be found in North Petherton and these are supplemented by Bridgwater approximately 2 miles to the north east and the County Town of Taunton which lies approximately 7 miles to the west.

DESCRIPTION

September House is a delightful attached period house which has been upgraded in recent years. The property has a wealth of character features including many stripped internal doors and skirting boards. The fireplaces in the property are a splendid feature and there is a cast iron fireplace and exposed beams in the second floor bedroom. September House also benefits from many modern features to include double glazing and is a light property which flows beautifully.



ACCOMMODATION

The accommodation comprises a front door leading through to the entrance hall with a tiled floor and stairs rising to the first floor. The sitting room has a wood burner in a brick recess and double doors provide views and access to the gardens. The dining room is a dual aspect room with a further brick fireplace with double doors leading to the garden room. The garden room is a stunning feature and comprises an oak floor with double doors leading to the garden. The kitchen is a charming room and is fully fitted with a range of units to include one and a half bowl single drain sink unit with wooden work surfaces and splashbacks, a range cooker, fitted dishwasher, a well designed breakfast bar and a fitted fridge. There is a walk in pantry/utility room with stable door to garden, a range of cupboards and a door to a cloakroom with low level WC, wash hand basin and further store cupboards.

On the first floor the property has a spacious landing with stairs leading up to the second floor. There are four bedrooms all enjoying lovely views. Two bedrooms have fitted wardrobes. There is a family bathroom with a double shower, wash hand basin, low level WC and panelled bath with central shower attachments. On the second floor there is a stunning master bedroom suite with dormer window enjoying delightful views over the open countryside with double doors and a Juliet balcony and en-suite shower room.

OUTSIDE

To the front there is a very stylish, detached, two story cottage which provides a kitchen/breakfast room, a shower room and steps lead down to a double bedroom with a range of built in wardrobes. On the first floor there is a sitting room with a half staircase which leads to a separate study area.

There is ample parking at the front of the house. The gardens to the front are landscaped with areas of block brick paving and gravelled gardens surrounded by secure fencing. A path leads to the side of the house and to the rear garden where there is a substantial workshop. In front of this is a patio area and a large expanse of lawn and an additional covered patio area, which immediately adjoins the open fields and offers fine views.

SERVICES

Mains electricity and water. Private drainage. Oil fired central heating to the house. LPG heating to the cottage. Stand broadband available (Ofcom), Mobile signal likely outdoors (Ofcom) Please note the agents have not inspected or tested the services.

DIRECTIONS

From the motorway junction 24 follow the signs for Huntworth, continue on this road and after passing the Huntworth village sign September House is the first property on the right hand side



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			75
(81-91) B			
(69-80) C			52
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Gross Internal Area = 170.5 sq m / 1835 sq ft
Outbuildings = 64.2 sq m / 691 sq ft (Excluding Void)
Total = 234.7 sq m / 2526 sq ft

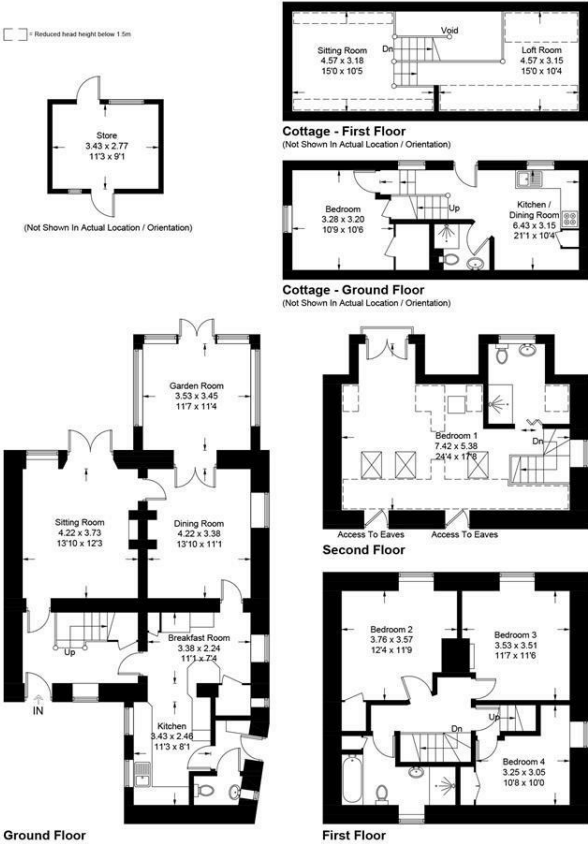


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