



Bridge Street, Williton, TA4 4NR

welcome to

School House, 24 Bridge Street, Williton

Situated within level walking distance of the village centre & close to nearby countryside walks is this beautifully presented attached former headmaster school house. This superb period family residence oozes charm & character throughout with lovely gardens & ample off street parking.



Front Door

Leading to

Entrance Porch

With tiled floor, light, double doors leading to

Garden Room

18' 5" x 9' 3" (5.61m x 2.82m)

Double glazed windows to front and side, fitted carpet, three radiators, exposed stone wall, period inner door leading to the entrance hall.

Sitting Room

11' 11" x 11' 8" max (3.63m x 3.56m max)

Period window to front with window shutters, parquet flooring, inset log burner set on tiled hearth with timber mantle over, radiator, fitted shelving.

Family Kitchen/ Dining Room

24' 5" max x 12' max (7.44m max x 3.66m max)

Windows to front, side and rear, part oak flooring and part tiled flooring, window seat, radiator, exposed stone wall, inset ceiling spotlights, a range of fitted cream coloured base and wall units, oak worktop surfaces, inset rangemaster Belfast sink unit with mixer tap, space and plumbing for dishwasher, tiled splashbacks, plate rack, centre island with shelving, rangemaster duel fuel cooker with cooker hood over, wine rack, wall mounted Worcester Bosch gas fired boiler serving the domestic hot water and central heating systems, door to

Utility Room

11' 4" x 10' 4" (3.45m x 3.15m)

Double glazed window to rear, stable door leading to the rear garden, fitted carpet, space for fridge freezer, worktop surface, space and plumbing for washing machine, space for tumble dryer, exposed stone wall, door to

Shower Room

11' 2" x 6' 10" max (3.40m x 2.08m max)

Skylight windows, a fitted suite comprising shower cubicle, vanity wash hand basin with mixer tap, F. Vickery high level WC, heated towel rail incorporating radiator, vinyl flooring, part tiled surrounds, extractor unit, door to

Office/ Bedroom Four

11' 5" max x 7' 5" (3.48m max x 2.26m)

Double glazed window to side, skylight window, fitted carpet, radiator.

First Floor Landing

Window to front with window shutter, access to roof space, fitted carpet, built in cupboard with shelving, doors to

Bedroom One

11' 11" x 11' 9" max (3.63m x 3.58m max)

Window to front, radiator, fitted shelving.

Bedroom Two

11' 5" max x 11' (3.48m max x 3.35m)

Window to side with views towards the local countryside, fitted carpet, radiator.

Bedroom Three

12' max x 10' 9" max (3.66m max x 3.28m max)

Window to rear, fitted carpet, radiator, access to roof space.

Bathroom

Window to rear, a fitted suite comprising panelled bath with mixer/shower attachment over, vanity wash hand basin with mixer tap and cupboard under, low level WC, heated towel rail, vinyl flooring, inset ceiling spotlights, part tiled surrounds.

Outside

The property is approached via timber five bar gate giving access to the large gravelled driveway providing off street parking for several vehicles, there is an electric pod charging point. The driveway is bordered by low stone wall with shrubs and trees to the front with pedestrian wrought iron gate giving access to Bridge Street.

An enclosed gravel area 28'2" max x 19'2" max is an ideal area for garden storage with log store, garden shed, potting shed and outside power point. Immediately to the front & side of the property is an enclosed gravelled garden area with trees, outside water tap, paved pathway leading to the rear with flower and shrub bed, log store and timber gate giving access to the rear garden.

To the rear is a enclosed level garden which has been beautifully landscaped providing a superb ambience for outdoor entertaining. The garden comprises paved patio with gravel pathway leading to the rear of the garden, flower and shrub beds, laid to lawn, mature trees, outside tap with Belfast sink unit, bin store, covered area with light, a further covered seating area 14'10" x 11'10" makes an ideal area for alfresco dining with light and power, decked flooring and curtain blinds. The garden is bordered by walling and fencing.

Council Tax Band

D

Location

The property is located on the outskirts of Williton which benefits from local facilities which include two mini supermarkets, St Peters First School and Danesfield Middle School and health centre. The property is also ideally situated close to local walks & the coastal path which is ideal for the loving dog owners & walkers, The West Somerset Steam Railway Station at Williton is within walking distance of the property, which offers links to Minehead & Bishops Lydeard. The county town of Taunton lies about 15 miles to the south where a wide range of shopping, recreational facilities will be found whilst the coastal town of Minehead is about 8 miles away to the north. Williton lies between the Quantock and Brendon Hills where a wide range of country pursuits may be enjoyed and where a host of footpaths provide easy access into this highly attractive West Country scenery. The M5 may be joined at Taunton at junction 25 and a main line rail service to London Paddington is also available in the town.

Agent Notes

The 5.85kw photovoltaic solar panels and a 5kw battery are owned by the property and installed in 2022.



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welcome to

School House, 24 Bridge Street, Williton

- Period Attached Former Headmasters School House
- Level Walking Distance to the Village Centre
- Four Bedrooms - Two Reception Rooms - Shower Room & Bathroom
- Gas Central Heating - Family Kitchen/Dining Room - Solar Panels
- Enclosed Gardens - Large Driveway - A Wealth of Period Charm & Character

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£430,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH107260 - 0008

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