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**CHESTNUT HOUSE, TARNOCK, SOMERSET. BS26 2SB**



**£550,000 FREEHOLD**

# Passionate about Property

Gorgeous FOUR BEDROOM detached cottage, that exudes the charm of its period with an exceptional contemporary twist! The property provides THREE RECEPTION ROOMS, an ABSOLUTELY STUNNING BATHROOM, countryside views and is surrounded by generous gardens to each side, with a DOUBLE GARAGE and access to a parking area suitable for several vehicles. Call now to arrange a viewing!

## Description

Detached Period Cottage presented in excellent order throughout, providing good size versatile accommodation. Driveway, double garage & landscaped gardens to all sides help make this delightful property well worth a viewing. Briefly comprising: Entrance Hall, Lounge, Sitting Room, Breakfast Room, Kitchen, Utility/WC, First Floor Landing, 4 Bedrooms & Generous size Bathroom with Bath & Shower. The property benefits from a modern gas boiler, two wood burners & Upvc Double Glazing. Contact Farrons Winscombe office for further information or to arrange a viewing.

## Location

Tarnock is a small community set within the beautiful Somerset countryside, a few moments from Rooksbridge village that has a range of village amenities including: Post Office, Public House/ Restaurant and Garage. The nearby towns of Weston-super-Mare, Axbridge and Burnham-on-Sea are all within a short drive and offer a comprehensive range of professional services, shopping facilities and leisure amenities for all ages. Tarnock lies within the school catchment area Weare First School, East Brent Church of England First School, and Hugh Sexey Church of England Middle School with secondary education available at The Kings of Wessex Academy in Cheddar. We understand a free bus service to Kings of Wessex is available. In addition, there are a wide range of private schools available within the district including Sidcot School in Winscombe being approx a 10-minute drive away.





### Entrance Hall

Upvc double glazed panelled entrance door with double glazed insert, stairs to first floor accommodation, under stairs cupboard, two radiators, tiled flooring, electrical consumer unit.

### Lounge (17' 06" x 13' 08") or (5.33m x 4.17m)

Upvc double glazed windows to the front and rear, inset wood burner with brick surround and tiled hearth, two radiators.

### Sitting room (13' 06" x 10' 02") or (4.11m x 3.10m)

Upvc double glazed window to the front, inset wood burner with brick surround and tiled hearth, feature exposed stone wall, two radiators.

### Dining Room (13' 04" x 8' 05") or (4.06m x 2.57m)

Upvc double glazed windows to the front and rear, radiator, built in larder cupboard with shelving, breakfast bar peninsular with worktop and cupboards under, tiled floor, spot lights.

### Kitchen (9' 01" x 9' 0") or (2.77m x 2.74m)

Upvc door to the front with double glazed insert, upvc windows to the front and side, fitted with a range of wall and base units, inset 1 1/2 bowl sink unit with mixer tap over, built in double oven, four ring gas hob, built in dish washer, space for fridge freezer, spot light, ladder style radiator, tiled floor, access to roof space.





**Utility / WC (8' 02" x 2' 03" Min) or (2.49m x 0.69m Min)**  
Upvc double glazed window to the rear, wash hand basin, low level WC, plumbing for washing machine, space for tumble dryer, wall mounted gas fired boiler supplying heating and hot water, heated towel rail.

**First Floor Landing**

Upvc double glazed window to the rear with views towards Crook Peak

**Bedroom 1 (12' 06" x 11' 0") or (3.81m x 3.35m)**

Upvc double glazed window to the front, built in wardrobes along one wall with shelving and hanging space, double radiator, access to roof space.

**Bedroom 2 (11' 03" x 10' 08") or (3.43m x 3.25m)**

Upvc double glazed window to the front, double radiator.

**Bedroom 3 (7' 09" x 7' 05") or (2.36m x 2.26m)**

Upvc double glazed window to the front, built in wardrobe and storage over, radiator.





**Bedroom 4 (9' 08" x 6' 0") or (2.95m x 1.83m)**

Upvc double glazed window to the rear with views towards Crook Peak, double radiator.

**Family Bathroom (14' 06" x 8' 0") or (4.42m x 2.44m)**

Upvc double glazed window to the rear with views towards Crook Peak, corner shower with mains fed rain and mixer shower over, ball and claw bath with mixer tap and shower over, pedestal wash hand basin, low level W.C, radiator, tiled floor, extractor fan, access to roof space.

**Gardens, Double Garage & Driveway**

Graveled drive with parking for 3/4 cars, enclosed propane tank, log store.

Double garage: Double wooden doors, window to the side, power & light.

Gardens: Enclosed front, side and rear gardens, area of lawn with patio area, covered seating area/outside kitchen, well stocked rockery, with a selection of shrubs and plants, outside water tap, outside lights, gated pedestrian access with path to main entrance door, additional area of lawn to the front and side, further selection of well stocked beds, access to bio digester, graveled area to the rear, enclosed by stone wall and lap fencing.



**Material Information**

(As provided by Vendor)

Council Tax / Domestic Rates: D

Tenure: Freehold

Maintenance Charge: N/A

Ground Rent: N/A

Property Type: Detached Cottage

Property Construction: Solid Stone / Brick

Electricity Connected: Yes

Gas Connected: No - LPG Tank

Water Connected: Yes

Sewage - Bio Digester

Heating - Type: Gas (LPG)

Type of Broadband - Fibre

Parking: Driveway 3/4 cars & Double Garage

Any known building safety concerns? : No

Are there any restrictions / covenants? : No

Are there any rights / easements? : No

Has the property been flooded in the last 5 years? : No

Is the property subject to coastal erosion? : No

Are there any planning applications / permissions locally that will affect the property? : No

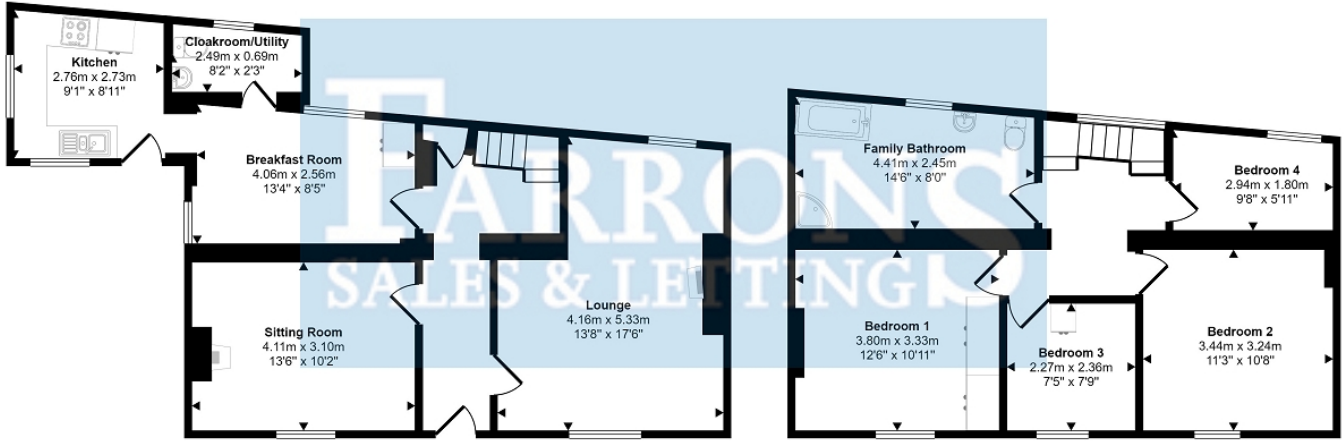
Have any accessibility / adaptations been made to the property? : No

Is the property in a coalfield / mining area? : No



# Passionate about Property

Approx Gross Internal Area  
122 sq m / 1318 sq ft



Ground Floor  
Approx 66 sq m / 716 sq ft

First Floor  
Approx 56 sq m / 602 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b> <span style="float: right;">EU Directive 2002/91/EC</span>		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

**Clauses:**

**Tenure:** Please verify with your legal adviser before proceeding with a purchase.

**Measurements:** All measurements are approximate.

**Details:** Every care has been taken to ensure that these details are correct, but their accuracy cannot be guaranteed and prospective purchasers should satisfy themselves as to their accuracy. If you require clarification of any part of these details please contact the branch, especially if you are travelling a long distance to view this property. These details do not constitute a contract or part of a contract