



Council Tax: E

oil fired central heating.

Mains water, mains electricity, private drainage.

Services:

with vacant possession on completion.

The property is offered for sale freehold, by private treaty.

Tenure:

GENERAL REMARKS AND STIPULATION

Price: £385,000

**1 Huish Barns
 Washford | TA23 0NY**



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 purchasers 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 warranties 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can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.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 December 2020. 5. 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. 6. 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.





DESCRIPTION: The property comprises one of three former agriculture barns converted to a high standard by a local independent builder with exceptional detail throughout with the use of both modern and traditional materials. The property which is Listed Grade II, is situated in a tucked away back water position within the popular village of Washford, and within easy reach of the local amenities and pleasant walks along the Mineral Line which connects with Watchet. The accommodation is traditionally arranged over two floors with an En-Suite Master Bedroom, Mezzanine Study and an easily maintained garden which would suit those looking for a second home or low maintenance property.

ACCOMMODATION: The accommodation in brief comprises solid wood door into Entrance Hall; solid oak flooring, telephone point, burglar alarm pad. Utility Room; with tiled floor, rolled edge solid wood worktop with inset stainless steel sink and drainer, mixer tap over, tiled splashbacks, space and plumbing for washing machine, Grant floor standing boiler for central heating and hot water, good range of wall cupboards. Downstairs WC; tiled floor, part tiled walls, low level WC, round wash basin with mixer tap over, recessed storage area. Open plan Living Room/Dining Room/Kitchen; double aspect, solid oak wooden flooring, fitted range of cupboards and drawers in the kitchen area under a solid wood worktop with inset one and a half bowl sink and drainer, mixer tap over, tiled splashbacks, lovely views over the adjacent farmland, a Stoves electric fitted double oven, four ring hob and extractor fan over, space for under counter fridge, integrated Hotpoint dishwasher. Living Room/Dining Area; with ample room for dining table, 2 x sets of French doors opening to the front garden, Tv point, wood burner with slate hearth. Ground floor En-Suite Bedroom; with aspect to the front, solid wood flooring, built in wardrobe. Door into En-Suite Shower Room; tiled floor, shower cubicle with thermostatic mixer shower over, low level WC, pedestal wash basin, shaver point, heated towel rail. Stairs to first floor landing from Entrance Hall; 2 x Velux windows, 2 x eaves storage cupboards. Bedroom 2; 2 x Velux windows with views over the adjacent farmland and countryside beyond, eaves built in wardrobes, exposed A frame beams. Bedroom 3/Snug; 3 x Velux windows, 3 x single built in wardrobes, far reaching views over the adjacent farmland, double doors opening onto the mezzanine Office Area; overlooking the Living Room/Dining Room with exposed A framed beams.

Family Bathroom; with tiled floor, white suite comprising a panelled bath, mixer shower attachment over, low level WC, pedestal wash basin, shaver point, heated towel rail.

OUTSIDE: The property has the benefit of two allocated parking spaces and an easily maintained level front garden laid to lawn with planted borders enclosed by a natural sandstone wall.

AGENTS NOTE: We understand there is a management company formed between the three owners which is in place to cover the maintenance of the private drainage and communal areas.

DIRECTIONS: From our office in Swain Street proceed to the railway bridge and turn right onto Brendon Road, continue out of Watchet to the crossroads by Tropiquaria and turn right onto the A39 towards Washford. After the sharp left hand corner take the first immediate right into Huish Lane where access to the property will be found just 50 metres along on the right hand side.

LOCATION: The property is situated in the quiet village of Washford well renowned for its historic ruins of Cleeve Abbey. The village benefits from a Public House, West Somerset Railway Station, First School, Post Office and Shop, Bus Stop, Hairdressers and Church. The coastline and the West Somerset Steam Railway are notable attractions of the area. More extensive facilities are available at the popular coastal resort of Minehead, which is some 8 miles. Taunton, the county town of Somerset is approximately 18 miles and offers extensive shopping scholastic, cultural and sporting facilities. The property is well situated for national communications with access to the M5 motorway (J25) at Taunton which also has a mainline railway station (London – Paddington can be reached in under 2 hours)/ The beautiful countryside of Exmoor National Park and The Quantock Hills is within a short driving distance, an area of outstanding natural beauty with wooded combs and river valleys, open moorland,



A spacious and beautifully converted 3 bedroom barn conversion situated in a private position overlooking farmland.

ACCOMMODATION [All measurements are approximate],

Entrance Hall

Downstairs WC, Utility Room , Open plan Kitchen/Living Room/Dining Room, Ground floor En-Suite Bedroom

Stairs to first floor landing

Bedroom 2, Bedroom 3/Snug, Mezzanine Office Area

Gardens & Parking.