



The Linhay

The Linhay, Preston Bowyer, Milverton, Taunton, Somerset, TA4 1PQ



Milverton 1.5 miles Wellington & Taunton
6.5 miles

An impressive individual barn conversion with character features.

- Individual Barn Conversion
- Two Double Bedrooms
- Bathroom & Shower Room
- Open Plan Kitchen/Dining/Sitting Room
- Utility & Cloakroom
- Landscaped Gardens
- Garage & Parking
- Light & Spacious Accommodation
- Freehold
- Council Tax D

Offers In Excess Of
£500,000



SITUATION

Situated within the parish of Preston Bowyer which lies approximately 1 mile east of Milverton. Here a good range of facilities can be found including post office/village store, pub/restaurant, church, village hall, primary school together with a varied selection of societies. Wellington is within 6.5 miles where an excellent range of shopping, recreational and scholastic facilities can be found together with easy access to the M5 motorway situated on the eastern outskirts of the town. The County Town of Taunton is also within approximately 6.5 miles of the property where an even greater selection of facilities can be found together with a main line rail link to London Paddington.

DESCRIPTION

An individual and attractive barn conversion with a wealth of character and charm including exposed stone work, arched windows and ceiling timbers, full height windows to the far gable end - allowing an abundance of light. Set in a small development of similar barn conversions this property enjoys a rural but accessible location with landscaped level gardens, parking for two vehicles and a detached garage. The accommodation consists of two double bedrooms both with en - suites, open plan spacious light kitchen/dining room/sitting room, utility and cloakroom. Internal inspection is recommended.

ACCOMMODATION

Solid front door to entrance which opens into an impressive open plan living space of over 850sq ft with polished terracotta tiles that extend the whole area. To one end is a newly fitted contemporary style kitchen with wall and base units, marble work surfaces a breakfast bar, integrated sink unit, built in fridge, freezer and dishwasher. Built in appliances also include Bosch electric oven and 4 ring induction hob with extractor unit over. Walk in pantry and separate utility room with units and plumbing space for appliances. Access to garden. To the side of the kitchen is a study area and storage cupboard and cloakroom. An attractive open tread staircase gives access to the first floor. Dining area provides plenty of space for a large dining table and chairs and opens into the

sitting area with with large French windows forming the lower part of window giving access to the garden. Fireplace with Bessemer beam over with wood burning stove.

On the first floor there are two bedrooms the master is a spacious light room with two velux window, built in wardrobes along one wall, with en suite bathroom, the other bedroom provides again built in wardrobes, feature glazed balcony overlooking the large cathedral window taking advantage of the views over countryside. This room is also complemented by an adjoining shower room.

OUTSIDE

The property is bordered by attractive hedging and fencing, mainly laid to lawn with attractive shrubs, seating areas and gravel borders lead to the rear with gate. There is a garage with parking in front and further off road parking space off to the main drive.

SERVICES

Mains drainage, gas, electricity, and water. Good mobile outdoor coverage and standard broadband (Ofcom.)

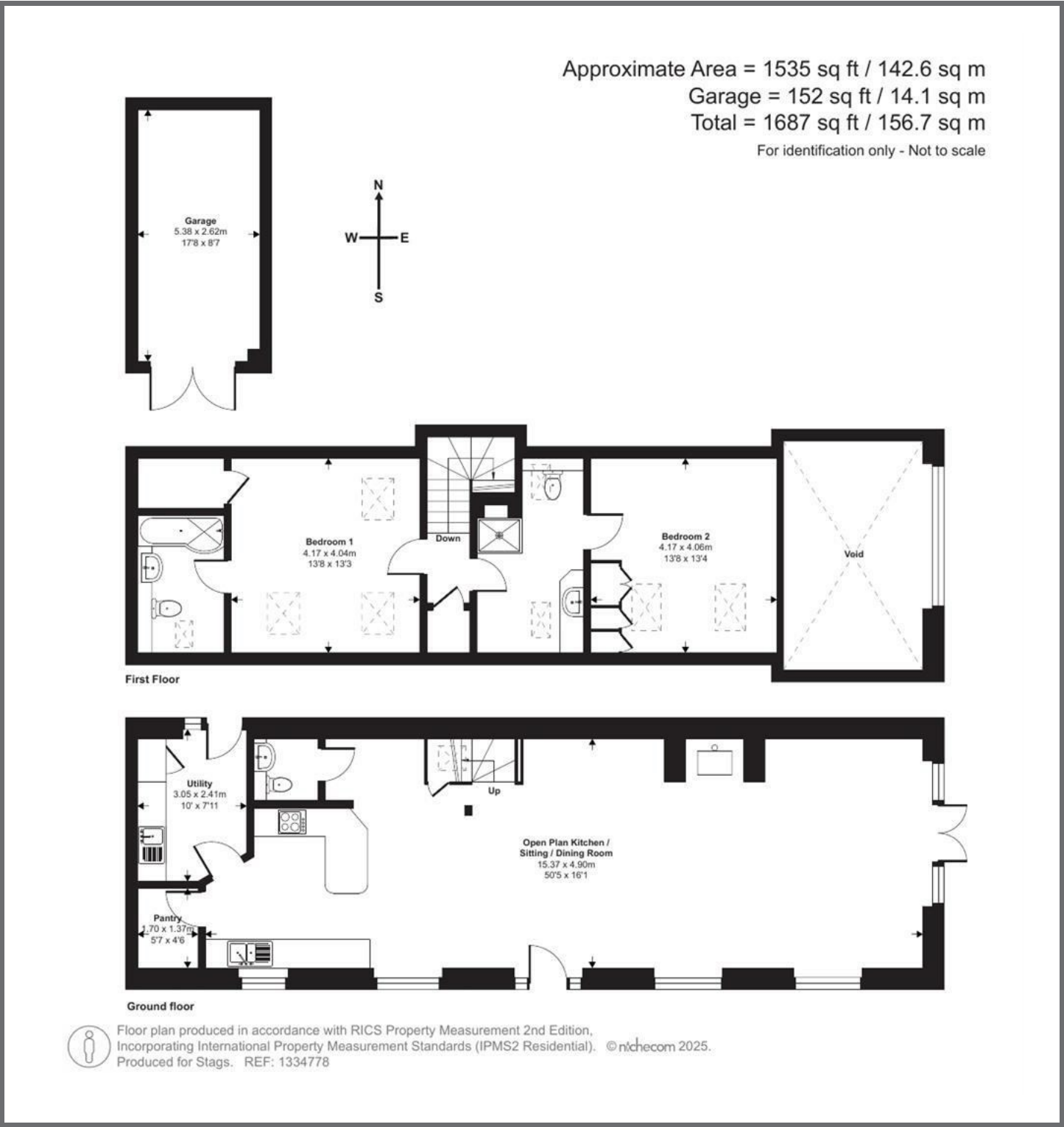
VIEWINGS

Strictly by appointment with the vendor's selling agents, Stags, Wellington Office.

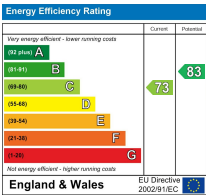
DIRECTIONS

From our office In Wellington turn right at the traffic lights into North Street and continue on the B3187 for approximately four and a half miles until reaching the village of Milverton. Continue through the village passing the timber mill on the right, take the second exit on the roundabout onto the B3227. Pass entrance to Joyces Farm farmhouse on left and continue down the short hill and follow the road round to the left. After 50 yards the entrance road to the Linhay can be found on the left between two stone walls.





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.



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