



The Linhay Joyces Farm, Preston Bowyer, Milverton TA4 1PQ



In this popular hamlet location just under 7 miles from the centre of Taunton is this immaculate 2 double bedroomed contemporary barn conversion with floor to roof-line glazed gable end with views of surrounding countryside, enclosed garden, garage and driveway parking for 2 cars.





Features

- Open Plan 50'5 ft Kitchen / Living / Dining Room with newly fitted kitchen, Inglenook fireplace, woodburner, floor to roof-line glazed gable end, Home Office area with useful storage cupboard and French doors to garden
- Utility Room with door to garden
- Walk-in Pantry
- Cloakroom
- Master Bedroom with Ensuite Bathroom, Velux windows and walk-in wardrobe
- Galleried Bedroom 2 with views of surrounding countryside through gable end glazing, Velux windows, fitted wardrobes and Ensuite Shower Room
- Enclosed garden
- Separate garage and driveway parking for 2 cars
- Gas central heating
- Underfloor heating throughout ground floor
- Double glazing throughout
- Completely painted and redecorated
- Kingsmead School catchment
- Council tax band D
- What3words:
///whizzing.ideas.crown







The Linhay is situated on the periphery of Joyces Farm in the hamlet of Preston Bowyer, 1 mile from Milverton and 3.9 miles from Wiveliscombe.

Milverton is a thriving village community with an excellent range of local amenities including village store, pub, doctors' surgery, post office, church and primary school.

Taunton, the County town of Somerset is 6.8 miles away. The town is a bustling, forward-looking town with excellent amenities, a good selection of independent and high street shops, distinctive restaurants, cafés, a wealth of history and sporting facilities including the County Cricket Ground.

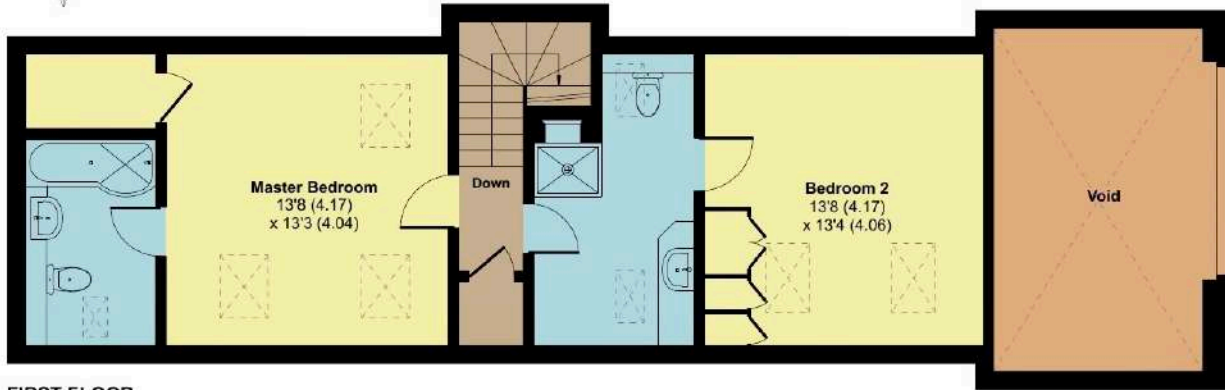
The town benefits from a main line railway station linking to London Paddington in less than 2 hours and excellent communications for the M5 motorway at junction 25 on the eastern side of the town.



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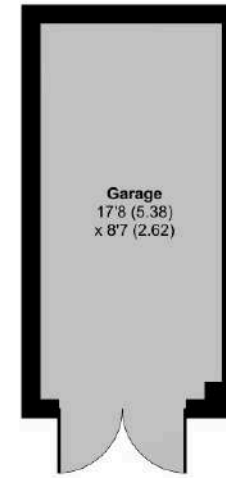
Approximate Area = 1535 sq ft / 142.6 sq m
 Garage = 152 sq ft / 14.1 sq m
 Total = 1687 sq ft / 156.7 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Viewing strictly through the selling agents:

Robert Cooney

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Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Robert Cooney. REF: 1038158.



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