

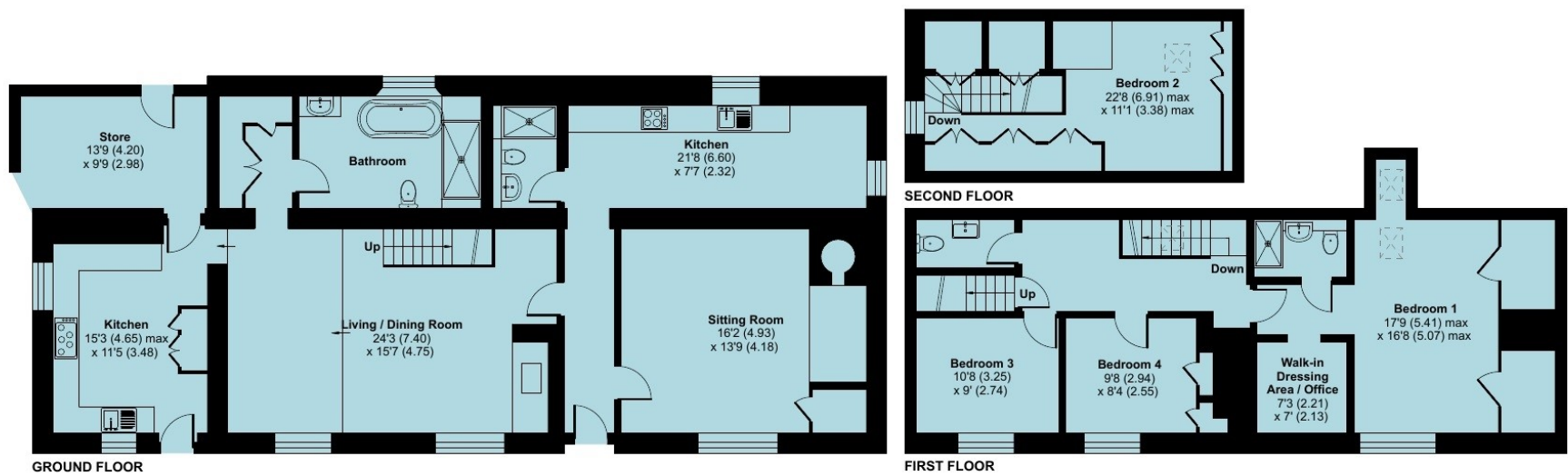


Canns Lane
 Puriton, Bridgwater, TA7
 £650,000 Freehold

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EPC

Wilkie May & Tuckwood

Floor Plan



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©ntcheom 2024. Produced for Nicholas Hale TA Wilkie May & Tuckwood Bridgwater. REF: 1188439

Description

A beautifully presented four bedroom 17th century farm house which has been lovingly refurbished and modernised in recent times and offers flexible accommodation which could include an annexe or AirBnB. The property is located in the older part of the village and enjoys a rural outlook at the rear. There are quaint cottage style gardens at the front together with further gardens at the side and rear and an off-road car parking area. There is planning permission for a triple garage and further accommodation should it be required.

- Beautifully presented four bedroom home
- Refurbished and modernised throughout
- Offers flexible accommodation
- Over 23' living/dining room with inglenook
- Sitting room with inglenook over 16'
- Two kitchens
- Principal bedroom with dressing area
- Bathroom and two shower rooms
- Cottage style gardens
- Off-road parking area

THE PROPERTY:

The accommodation comprises a front door which opens into the entrance hall, off which is situated the two main reception rooms. To the right is a sitting room with natural light cascading in through the window together with a feature inglenook fireplace with former bread oven and storage area alongside. On the opposite side of the hallway is a living/dining room which again includes a large inglenook fireplace with blue lias surround and heavy lintel over. The room is set on two levels with the higher currently being used as a family dining area. From here the stairs rise to the first floor. Located on the ground floor are two kitchen areas – the principal of which is finished with aquamarine fronted units and stone and solid wood working surfaces and space for a large range cooker. There is a secondary kitchen/breakfast area with cream fronted units and rolltop working surfaces which could be utilised within an annexe or AirBnB. A shower room is off, with cubicle, basin and WC. The ground floor is complemented by a superbly fitted bathroom with dual sided bath having central taps, a walk-in shower area, WC and basin with vanity unit. Finally on this floor is a small utility area and store which could provide ground floor accommodation.

On the first floor is a landing with a principal bedroom which includes a walk-in dressing area or office and a shower room with basin and WC. On this floor are two further bedrooms and a WC and basin.

On the top floor is a further bedroom area, which is currently set out as a playroom.

Outside – The pleasant level gardens are in a classic cottage style at the front and consist of lawn, flower and shrub beds along with trees. Further lawned areas are to one side and to the rear.

LOCATION: Situated in the popular Polden Hill village of Puriton with shops and services available and good access to the M5 motorway. The village has a busy community with sports centre, parish church, primary school, inn, post office, butcher/general store and hairdresser. From the village there are bus services to Street and Wells, Weston-super-Mare, Bridgwater and Taunton. The M5 junction 23 is nearby. Bridgwater offers a full range of services of including retail, leisure and educational facilities. There are main line links at Bridgwater Railway Station and a daily coach to London Hammersmith from Bridgwater Bus Station.



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GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold by private treaty.

Construction: Traditional construction.

Services: Mains water, mains electricity, mains drainage, gas fired central heating.

Local Authority: Somerset Council, County Hall, Taunton, Somerset, TA1 4DY

Council Tax Band: E

Broadband Coverage: We understand that there is superfast mobile coverage. The maximum available broadband speeds are: 114Mbps download and 20Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Voice and data available with EE and Three. Voice only available with O2 and Vodafone.

Flood Risk: Rivers and sea: Very low risk **Surface water:** Very low risk **Reservoirs:** Unlikely **Groundwater:** Unlikely

We recommend you check the risks on [Check the long term flood risk for an area in England - GOV.UK \(www.gov.uk\)](#)

Planning: Local planning information is available on [Planning Online \(somerset.gov.uk\)](#)



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 purchaser 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 warranty whatever 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 in September 2024.

MEASUREMENTS AND OTHER INFORMATION All 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.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

8. 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.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

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