





Offers in excess of £399,950

### To View:

Holland & Odam

3 Farm Road, Street

Somerset, BA16 0BJ

01458 841411

street@hollandandodam.co.uk



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3

Energy  
Rating

E

Council Tax Band D



### Services

Mains electricity, water and drainage are connected. Oil fired central heating central heating system.

### Local Authority

Somerset Council

03001232224

somerset.gov.uk

### Tenure

Freehold

## Directions

From Street proceed west along the A39, passing through the village of Walton and continue until you reach the Pipers Inn. Turn left onto the A361 towards Taunton. Proceed through the village of Pedwell and continue into Greinton. Pass the church and on the next sharp left bend turn right. Follow this road turning right again into Moorlinch, the property will be found on the right hand side.

## Description

Occupying an elevated position in the picturesque village of Moorlinch, Rowan House is a detached four-bedroom home presenting generous accommodation, light-filled, thoughtfully arranged interiors, and inviting outdoor areas, making it a superb family home. Early viewing is highly advised to avoid disappointment.

Upon entering, a bright and spacious hall provides access to the ground-floor accommodation, with stairs leading to the first floor. To the left is a well-appointed modern kitchen/breakfast room, fitted with a range of wall, base, and drawer units, an integrated electric oven with gas hob, space for under-counter appliances, and a free standing fridge/freezer. There is ample room for a dining table and chairs, offering a practical and sociable area for family life. A door from the kitchen opens into a superb utility room, equipped with additional base units, plumbing for laundry appliances, a generous pantry cupboard, and a convenient ground-floor cloakroom. From here, a door leads out to the rear garden. The sitting room is light and welcoming, featuring a charming fireplace with a wood burning stove set on a stone hearth with decorative surround, the perfect spot to enjoy cosy evenings by the fire. This room flows effortlessly into the formal dining area, an ideal space for entertaining or enjoying family meals, with a patio door opening out to the garden. Altogether, the ground floor offers an excellent sense of flow and versatility, thoughtfully designed for both relaxed everyday living and social occasions.

Upstairs, a spacious landing leads to four well-proportioned bedrooms. The principal bedroom benefits from a neatly appointed en suite shower room and two built-in cupboards/wardrobes. The remaining bedrooms are served by a modern family bathroom comprising a bath with shower over, wash basin, WC, and heated chrome towel rail, which also houses a useful airing cupboard. Each room is light-filled and thoughtfully arranged, offering flexibility for family living, guest accommodation, or home working.

## Location

Moorlinch is a popular rural village situated on the southern slopes of the Polden Hills, overlooking part of the Somerset Levels. The village benefits from a garage/body repair shop, a parish church, and The Ring O'Bells public house. The village of Ashcott is only 2.5 miles away and offers a choice of pubs and a primary school. Additional primary schools can be found in Catcott (2.5 miles) and High Ham (7 miles). The thriving town of Street (6 miles), famous as the home of Clarks Shoes and the renowned Millfield School, provides a wide range of shops including Clarks Village shopping centre and a Sainsbury's supermarket. Moorlinch offers convenient access to the A39 and A361, and is just 7 miles from Junction 23 of the M5. The regional centres of Taunton, Exeter, and Bristol are 21, 56, and 35 miles away respectively, with Bristol International Airport located 29 miles from the village.





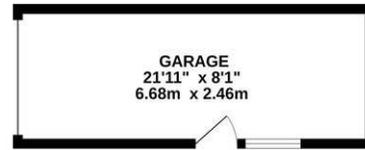
Enjoying a private rear garden, thoughtfully divided into two sections to provide year-round enjoyment and versatility. Directly from the rear elevation, a paved and gravel terrace offers a sheltered spot for outdoor seating, entertaining, or summer dining, complemented by well-placed planters and mature greenery that add colour and charm through the seasons. Beyond the driveway, steps lead up to the main garden, a private, enclosed hidden sanctuary beautifully arranged to include gravelled pathways, a greenhouse, lawn and a raised deck edged with established herbaceous borders. A garden shed with power provides practical storage, while the elevated position offers fantastic views over the rooftops to the countryside beyond, an ideal setting for alfresco dining, summer barbecues, or simply unwinding with a drink while enjoying the scenery.

The property is approached via a charming front garden, laid mainly to lawn and bordered by mature shrubs and planting, creating an attractive approach and offering a degree of privacy from the Road. Boasting excellent off-road parking, with a generous driveway capable of accommodating multiple vehicles, making it ideal for families or visiting guests. In addition, a single garage fitted with an up-and-over door, power, and lighting offering secure parking, practical storage, or potential workshop space

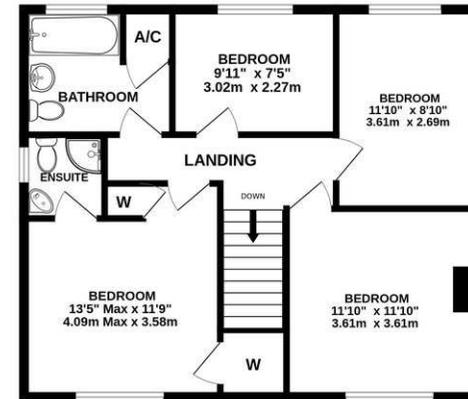
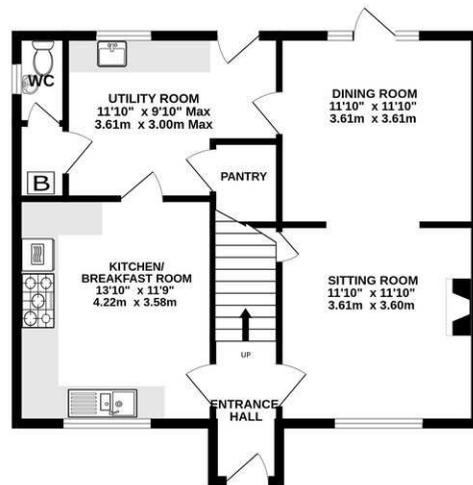
- Spacious kitchen/breakfast room with pantry, utility, and ample space for family meals.
- Light-filled sitting room with wood burning stove, flowing into a formal dining area.
- Principal bedroom with en suite shower room and generous built-in wardrobes.
- Four versatile bedrooms, ideal for family living, guests, or a dedicated home office.
- Private, enclosed gardens with lawn, raised deck, greenhouse and breathtaking countryside views, perfect for alfresco dining and summer entertaining.
- Generous driveway for multiple cars and a powered single garage offering secure parking, storage, or workshop use.



GROUND FLOOR  
812 sq.ft. (75.5 sq.m.) approx.



1ST FLOOR  
630 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA : 1443 sq.ft. (134.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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