

Chelsea Farm Harp Road

Brent Knoll, TA9 4HQ

Price Guide £700,000

BERRYMAN'S

PROPERTY DESCRIPTION

GUIDE PRICE £700,000 - £775,000

Rare opportunity to purchase a substantial Farmhouse with a range of useful outbuildings, courtyard and paddock extending to approximately 1.5 acres in need of general modernisation and improvement.

We are delighted to offer for sale this stunning detached former Farmhouse that has been in the same family for over three generations. The property offers highly flexible living accommodation being set over three storey's and benefits from having a wide variety of adjoining outbuildings and courtyard located to the rear of the property as well as a paddock extending to approximately 1.5 acres.

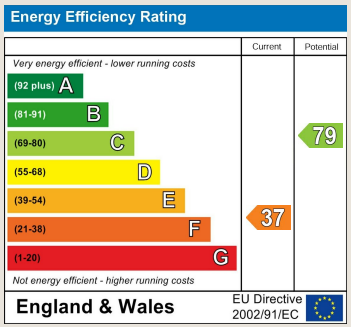
The property is in need of general modernisation and improvement and offers a great opportunity for an individual to put their own mark on this stunning detached property.

Local Authority

Somerset Council Council Tax Band: G

Tenure: Freehold

EPC Rating: F













PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Entrance door to the:

Entrance Porch

4'9" x 3'9" (1.47 x 1.16)

Part glazed door to the:

Imposing Entrance Hall

22'4" x 7'1" (6.81 x 2.18)

Stairs rising to the first floor landing, part glazed door to the rear hallway with understair storage cupboard.

Lounge

15'7" x 13'11" (4.76 x 4.26)

Feature fire surround with open hearth. Picture rail, sash window to the front with original shutters.

Dining Room

16'10" x 13'11" (5.14 x 4.25)

Fire surround with open hearth. Sash window to the front with shutters. Picture rail.

Sitting Room

17'0" x 13'5" (5.19 x 4.09)

Feature fireplace with multi fuel burner and double glazed window to the side.

Kitchen/Breakfast Room

15'5" x 12'10" narrowing to 7'1" (4.70 x 3.92 narrowing to 2.16)

L shaped with dual aspect windows. Fitted with a range of wall and floor units, plumbing for dishwasher, propane gas range, walk-in pantry 1.96 x 1.63 with a range of wall and floor units.

Office

16'6" x 9'10" (5.04 x 3.02)

Dual aspect windows, sink and door to:

Store Room

16'8" x 14'0" (5.09 x 4.28)

Door to outside.

Rear Porch

30'5" x 5'3" (9.29 x 1.62)

Doors to the front and rear. Door to the:

Utility Area

12'4" x 9'4" (3.77 x 2.85)

Windows to the front and rear.

First Floor Landing

Window to rear and stairs to the second floor.

Bedroom 1

15'7" x 14'4" (4.76 x 4.38)

Sash window to the front and range of built in cupboards.

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En suite shower cubicle, wash hand basin and bidet.

Bedroom 2

15'5" x 13'5" (4.70 x 4.11)

Window to rear.

Bedroom 3

14'0" x 8'2" (4.27 x 2.51)

Two double glazed windows to the side and storage cupboard.

Bedroom 4

10'9" x 9'8" (3.28 x 2.97)

Bedroom 5

14'4" x 14'2" (4.37 x 4.32)

Sash window to the front.

Bathroom

9'4" x 4'11" (2.85 x 1.52)

Comprising panelled bath with vanity wash hand basin, low level w.c. and double glazed window to the side.

Rear Landing

With sitting area and window to the side. Shelving.

Bedroom 6

9'0" x 10'8" extending to 15'4" (2.75 x 3.27 extending to 4.69)

L shaped with wash hand basin and window to the rear.

Bedroom 7

12'10" x 7'4" (3.93 x 2.24)

Window to the rear.

Bathroom

13'2" x 5'2" (4.03 x 1.59)

Comprising panelled bath with mixer tap, wash hand basin, storage cupboard and double glazed window to the side.

Separate WC

Low level w.c. and double glazed window to the side.

Second Floor Attic Space 1

22'11" x 16'9" (7.00 x 5.11)

Window to the side.

Second Floor Attic Space 2

17'1" x 16'7" (5.22 x 5.08)

Double glazed window to the side.

Potential two storey Annexe accommodation

The property has the potential for multi generational living in its current layout with the rear portion of the main house offering the potential for annexe style accommodation set on two floors utilising the ground floor office and store room with two first floor bedrooms and bathroom with separate w.c. to the first floor.

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Outside

To the front of the property is a good size garden area laid to lawn. Former brick built privy and to the left hand side is a long sweeping driveway leading to the rear and giving access to the adjoining outbuildings.
Set between the house and the outbuildings is a large concrete parking area and to the rear of the outbuildings is a paddock area extending to approximately 1.5 acres.

Outbuildings

Located to the rear of the property extending to approximately 4000sqft and offer great potential to be used for a variety of different purposes subject to any necessary consents.

The buildings would appear suitable for the creation of annexe accommodation, Air B&B and the running of a small business.

Agents Note

We understand that the property currently uses a septic tank sewerage system which will be located within the boundary of the adjoining property. The owners of the adjoining property have indicated they would be happy to come to an arrangement with any purchasers of Chelsea Farm to continue usage of the septic tank system however it is recommended that any potentially interested parties speak to the drainage board with regards to whether the existing system is up to current specification or whether the system would need to be replaced with a new system.

Uplift Clause

The land to the north-east of the property is to be subject to a 20 year uplift of 10% in any enhanced value on the grant of any planning permission and 20% on any final development value.

Material Information

Additional information not previously mentioned.
Council Tax Band-G , EPC-F

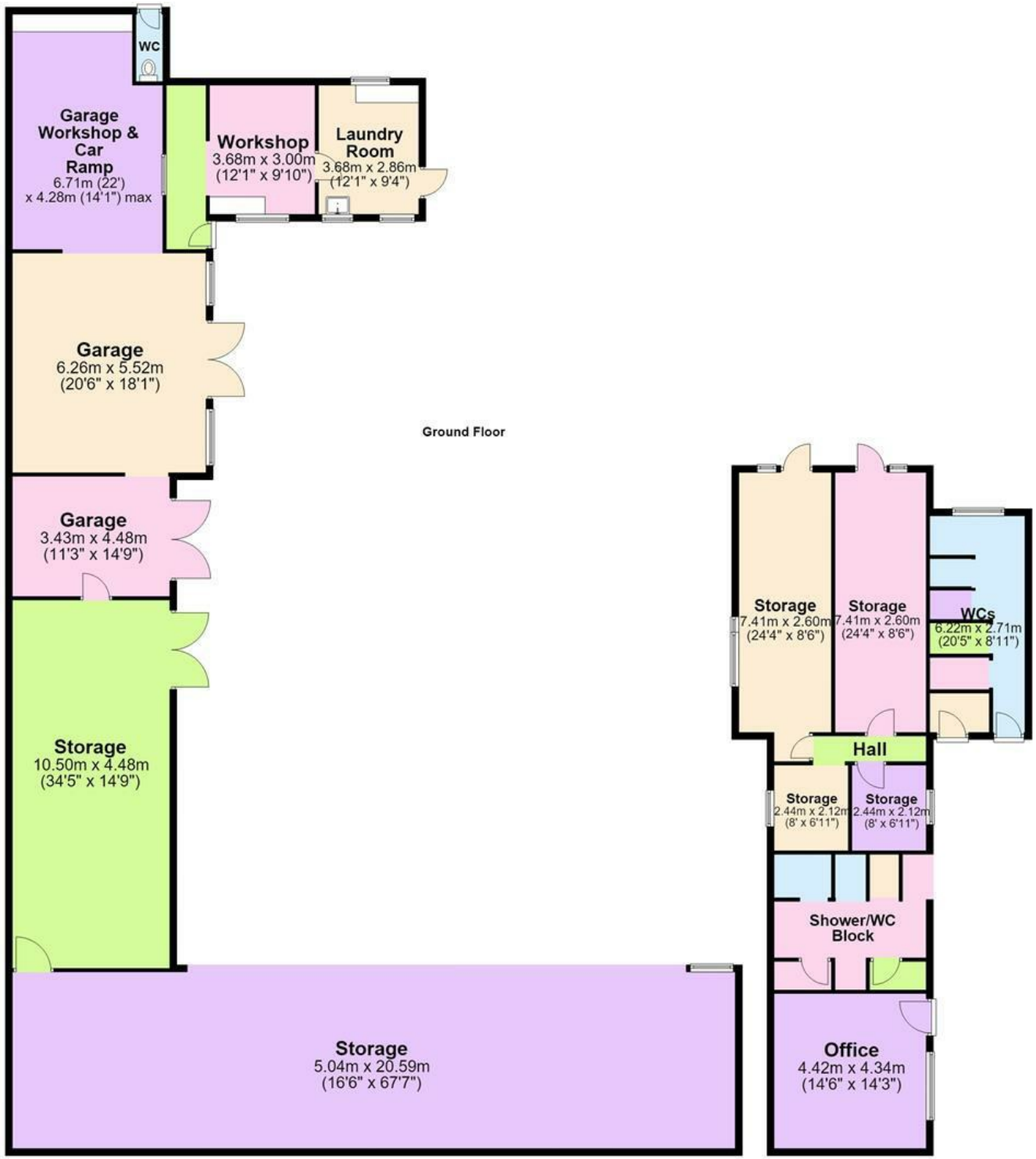
- Mains electric and water
- Water not metered
- Oil Central heating
- Septic tank drainage
- No Flooding in the last 5 years
- Broadband is fibre gigabit available but the property is currently supplied via copper exchange wires. Mobile signal or coverage in the area use checker detailed below.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the
Ofcom checkers : checker.ofcom.org.uk/en-gb/mobile-coverage
checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information: flood-map-for-planning.service.gov.uk/location



Total area: approx. 365.2 sq. metres (3931.4 sq. feet)



Total area: approx. 371.7 sq. metres (4000.6 sq. feet)



















TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 793700

sales@berrymansproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.

2. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.

3. Berrymans Estate Agents may make the following referrals and in exchange receive an introduction fee:
Alletsons up to £180 inc. VAT, Amicus Law up to £175 inc VAT, Barringtons & Sons up to £145 inc VAT, Holley & Steer up to £250 inc VAT, Lyons Bowes Solicitors up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT, Taylor Rose Ltd. up to £210 inc. VAT

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