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 ESTATE AGENTS



The Grain Store Willstock Farm, Bridgwater, TA5 2AA
Offers in excess of £400,000

Set within the attractive semi-rural surroundings of Willstock Farm, this beautifully presented four-bedroom barn conversion offers an impressive combination of character, space and contemporary living.

Forming part of an exclusive development of just thirteen individual properties, the home provides approximately 1,373 sq. ft. of versatile accommodation, arranged over two levels and enhanced by impressive full-height glazing which creates a wonderfully light and airy feel throughout.

At the heart of the property is the superb open-plan living space, combining a well-equipped kitchen with generous dining and sitting areas – an ideal setting for both everyday living and entertaining. Striking full-height French doors provide a fantastic connection with the outside space and allow natural light to flood the room.

The flexible bedroom accommodation comprises four bedrooms, with two benefiting from their own en-suite facilities, in addition to a family bathroom. The principal bedroom occupies the upper level and provides a particularly appealing retreat, complemented by three roof lights and a spacious en-suite bathroom with separate walk-in shower.

Outside, the property enjoys gardens to both the front and rear. The generous rear garden provides a lawn, patio and plenty of space for relaxing or entertaining, while off-road parking is available for up to three vehicles.

The semi-rural setting offers a real sense of escape whilst remaining extremely convenient. North Petherton and Bridgwater are within easy reach, while Junction 24 of the M5 provides excellent connections towards Bristol, Exeter and beyond.

For further information or to arrange your viewing, please contact the vendors' sole agents.

ENTRANCE

Double glazed door to:

ENTRANCE HALLWAY

Double glazed windows to rear aspect. Storage cupboard. Stairs rising to the kitchen and bedroom one. Doors to bedroom two, three, four and the bathroom.

KITCHEN/ DINER/ FAMILY ROOM

Front aspect double glazed window. Fitted with a stylish range of contemporary handleless units complemented by contrasting work surfaces and splashbacks. Integrated appliances to remain to include electric oven and hob, integrated microwave, dishwasher, fridge/ freezer and washing machine. Built in storage cupboard. Double glazed French doors and windows to the front and opening onto the garden.

BEDROOM TWO

Double glazed window to rear aspect. Double glazed door and window combination unit to the front. Door to:

ENSUITE SHOWER ROOM

Obscure rear aspect double glazed window. Fitted with a three piece white suite comprising shower cubicle with shower over, vanity wash hand basin and close coupled WC.

BATHROOM

Obscure rear aspect double glazed windows. Fitted with a three piece white suite comprising panelled bath, vanity wash hand basin and close coupled WC.

BEDROOM THREE

Double glazed door and window combination unit to the front.

BEDROOM FOUR

Double glazed door and window combination unit to the front.

BEDROOM ONE

Striking vaulted ceiling and an abundance of natural light from multiple roof windows and contemporary low-level windows overlooking the garden. Built in wardrobe. Door to stairs and door to:

ENSUITE BATHROOM

Obscure side aspect double glazed window. Fitted with a four piece white suite comprising panelled bath, shower cubicle with shower over, vanity wash hand basin and close coupled WC. Heated towel rail.

EXTERIOR

PARKING

To the front for multiple vehicles.

GARDEN

A generous enclosed rear garden, predominantly laid to lawn with a spacious paved patio ideal for outdoor dining and entertaining. The built-in BBQ is included in the sale, creating a superb space for summer gatherings.

SERVICES

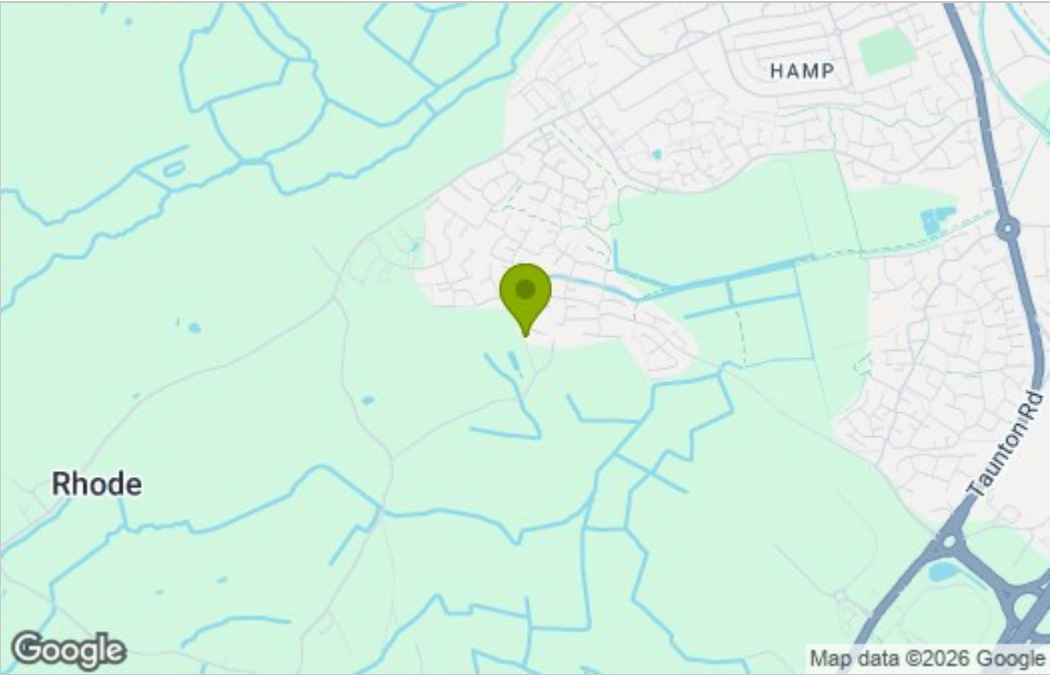
Mains electricity, water. Private drainage - sewage treatment plant. Gas fired central heating and under floor heating.

Floor Plan

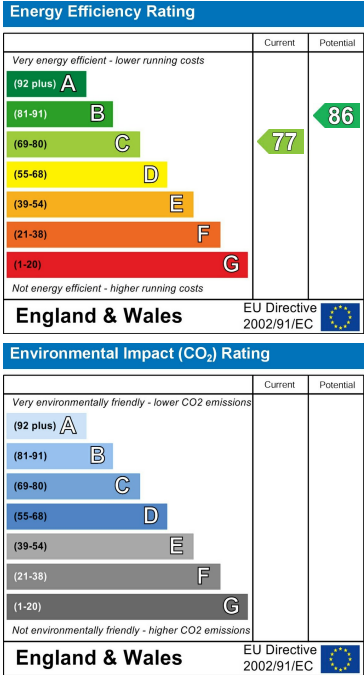


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. The agent has not tested any appliances or services, heating systems etc so cannot verify if they are in working order, nor have we carried out a survey. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us or obtain verification from your Solicitor or Surveyor.
References to the Tenure of a Property are based on information supplied by the Seller.