STAGS

The Smithy

The Smithy Tappers

North Petherton, Bridgwater, TA6 6SJ

Spacious Family Home With Versatile Annex

- Detached Family Home
- South Facing Landscaped Garden
- 4/5 Bedrooms
- Conservatory & Study
- Freehold
- Self-Contained Annexe
- Garage & Driveway
- Edge of Town Location
- Council Tax Band D

Offers In Excess Of £400,000

SITUATION

Situated on the edge of the Quantock Hills Area of Outstanding Natural Beauty, North Petherton offers a thriving community with a range of day-to-day facilities including a nearby convenience store, community centre and popular public house. Nearby Bridgwater offers a comprehensive range of facilities; including a newly opened cinema. In addition, for the commuter there is a train station and two junctions to the M5 motorway.The county town of Taunton lies approximately 8 miles to the south, providing an extensive selection of shopping, leisure and cultural amenities along with a well-regarded farmers' market and excellent artisan producers.

ACCOMMODATION

The property is entered through an entrance hall with understairs storage and WC. A door opens through to the kitchen with many fitted units, integrated dishwasher, Rangemaster Oven with gas hob and extractor over. The kitchen opens through to the dining room with wood burning stove and an impressive conservatory with French doors out into the garden. The sitting room features a fireplace and lovely stain glass window through to the conservatory and sliding patio doors out to garden.

Upstairs a landing with natural light tunnel leads to four double bedrooms, a study/fifth bedroom and a family bathroom. The master bedroom features en suite shower room and space for wardrobes and bedroom furniture.

ANNEX

The substantial self-contained annex is a unique feature of this property providing ample space for use as ancillary accommodation. The annex benefits from an open plan lounge/dining room with spacious kitchen area fitted with units, space for cooker with extractor, washing machine, dishwasher, fridge/freezer and sink. The annex has gas central heating and there is a ground floor bathroom. Stairs rise to a large bedroom with dormer windows to allow natural light to enter.

OUTSIDE

The attractive front garden is made up of established bushes and shrubs with artificial lawn making a perfect seating area. There is a driveway and garage with power and light with storage above which opens out onto the garden. The south facing rear garden has been well landscaped and is made up of different areas of lawn and brick paving with greenhouse, a large garden room and a workshop both with power.

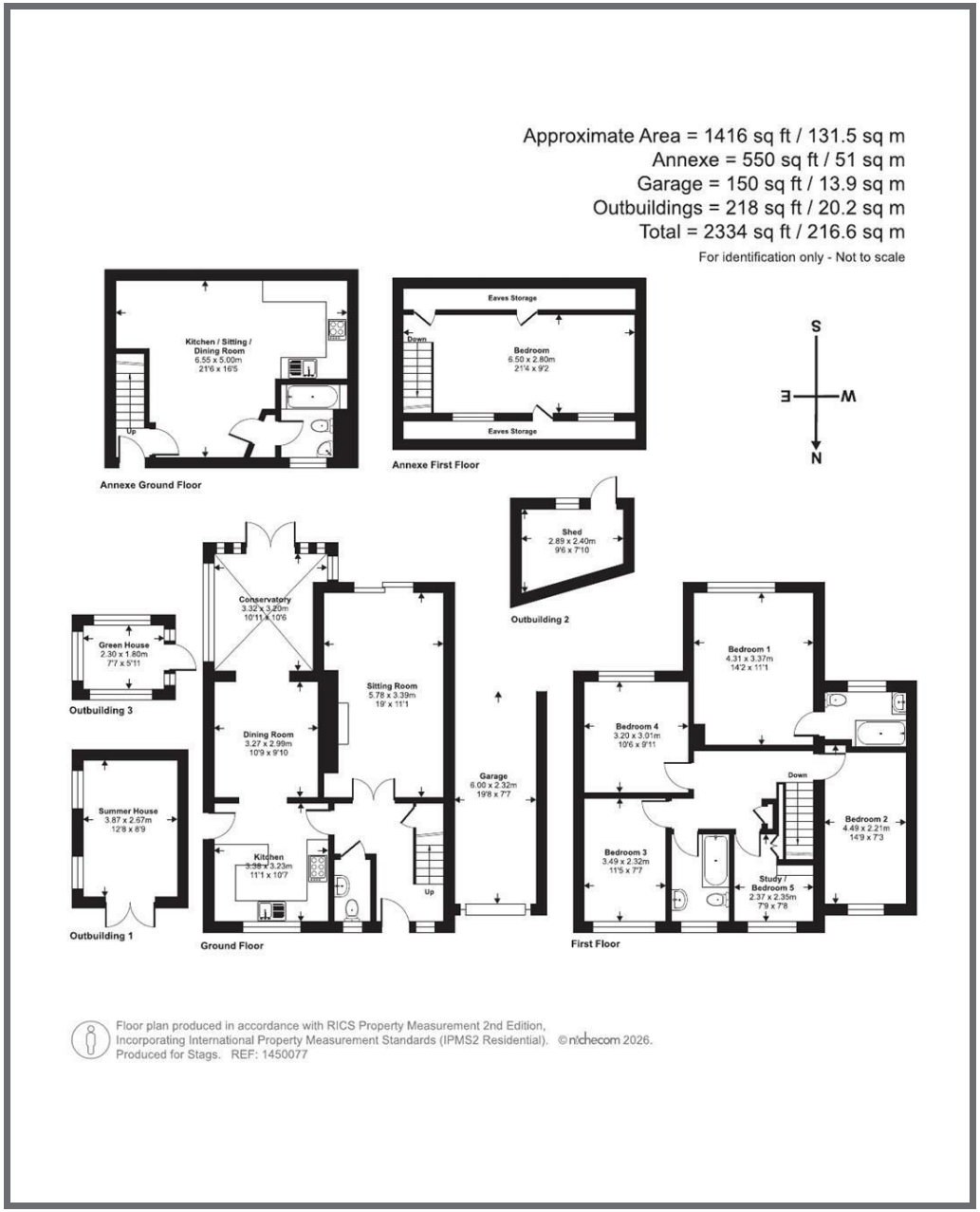
SERVICES

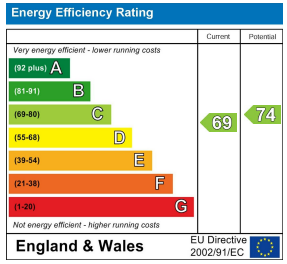
All mains services connected. Gas central heating for both the main house and the annex, the annexe heating is on LPG. Mobile signal good outdoors with most major networks. Standard and superfast broadband available (information via Ofcom). Please note the agents have not inspected or tested the services.

DIRECTIONS

What3words: ///wink.hotel.herbs

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.





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