

HUNTWORTH LANE

Huntworth, Bridgwater, TA7 0AH

Price Guide £675,000

Tamlyns

PROPERTY DESCRIPTION

Tamlyns presents Clatworthy Barton, this character five bedroom Barn Conversion situated in the civil parish of North Petherton on the outskirts of Bridgwater. This convenient position is close to Junction 24 of the M5 and local amenities including shops, primary school and garages.

The property comprises of a solid oak porch leading into the entrance hall, living room, kitchen, utility room, family bathroom, study with separate WC, four bedrooms (With the master bedroom benefiting from an en-suite shower cubicle) leading through to the self contained Annexe comprising one bedroom, bathroom, living room, open plan kitchen/diner with it's own separate entrance.

Situation

Character Barn Conversion *5 Bedrooms* *3 Bathrooms* 0.88 Acres* *2 Kitchens* *Utility Room* *Living Room* *Double Garage* *Parking* *Double Glazing* *Annexe* *Study* *Outbuilding* *Private Gate* *Established Orchard*

Local Authority

Sedgemoor Council Tax Band: F
Tenure: Freehold
EPC Rating:

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

01278 454500

house.sales@tamlyns.co.uk





PROPERTY DESCRIPTION

Key Marketing Features & Property Highlights
Modern Utilities: Upgraded central heating system featuring a high-efficiency outside oil boiler and a modern 1,250-Litre double-skinned plastic bunded safety oil tank installed new in 2020.

Multi-generational/Annexe Potential: Integrated right-wing layout featuring Bedroom 5, a secondary self-contained Kitchen/Living Room space - perfect for extended family, guest suites, or maybe holiday let income with permission.

Character & Presentation: Traditional bespoke wooden double-glazed windows throughout open fully and tilts. Key living areas have multi fuel burners.

Premium Outdoor Living Infrastructure: Extensive 0.88 acre grounds featuring a premium solid-structure Log Cabin with full power, a greenhouse, a polytunnel, and two large yardmaster metal sheds (One still to be constructed)

Established Koi Pond: Fully operational, mature Koi pond setup complete with live fish, a dedicated plastic pump house, high-end filtration systems, water pumps and UV clarifiers.

Security & Entrance Boundaries: Impressive 15-year-old front brick pillars with automated electric gates featuring active proximity/anti-crush safety cut-off sensors. A recent 14ft side gate and brick pillar built to a maximum height of 220cm, beautifully conforming to the natural slope of the ground.

Professional Landscaping: Durable printed concrete laid 3 years ago by a local specialist company, alongside a rear patio featuring a dedicated DPC drainage protection gap.

Character Heating: Oil fired central heating and Dual wood-burning stoves set on non-combustible porcelain tile hearths, providing excellent secondary heating.

Accomodation
All sizes are approximate.

Entrance Porch
Welcoming solid oak-framed storm porch with pitched tile roof, leading directly into the main entrance hall.

Hall
Doors to all rooms, double glazed window to front, radiator and loft access.

Living Room
23'1" x 16'3" (7.06m x 4.97m)
Dual aspect double glazed windows to front, side and rear. Two radiators and a dual wood burner and patio doors into garden.

Kitchen
23'7" x 9'8" (7.21m x 2.97m)
Two double glazed windows to rear, triple aspect range of upper cabinets and base units, integrated white goods with breakfast bar and mounted radiator.

Utility Room
11'8" x 7'6" (3.58m x 2.31m)
Galley style range of base units and upper cabinets, space for white goods, plumbing and space with rear door in to back garden.

Family Bathroom
15'10" x 9'8" (4.83m x 2.97m)
Double glazed window to rear, radiator, large corner bath and separate shower, sink basin and WC.

Reception Room/Study
12'11" x 8'11" (3.96m x 2.74m)
Double glazed window to front and separate door in to WC.

Hall
Doors to all bedrooms and annexe.

Master Bedroom
16'7" x 13'3" (5.08m x 4.04m)
Double bedroom with double glazed window to front, vertical style mounted radiator including a corner shower cubicle, sink with a towel rail.

Bedroom Two
12'9" x 8'5" (3.89m x 2.57m)
Double room with double glazed window to front, radiator and electric sockets.

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Bedroom Three

12'9" x 8'5" (3.89m x 2.57m)
Double room double glazed window to front, radiator and electric sockets.

Bedroom 4

16'2" x 9'3" (4.95m x 2.82m)
Versatile double bedroom/living area, double glazed window to front, electrical fire with electric sockets and door into:

Annexe

Hallway
Doors to all rooms.

Bathroom
Bath with shower, WC, sink basin, extractor fan, radiator and a separate wall mounted radiator.

Bedroom 5

12'4" x 7'10" (3.78m x 2.39m)
Double bedroom, Double glazed window to front, radiator, built in cupboards and door into additional cupboard space.

Kitchen/Diner

16'0" x 15'8" (4.88m x 4.8m)
Double glazed window to front with door access, radiator, dual wood burner, doors to small attic room for storage, range of base units and upper cabinets storage, plumbing and space for additional white goods.

Outside

Cabin

13'1" x 9'10" (4m x 3m)
Double outward-opening entrance doors at the front, It also benefits from mains power and lighting, making it ideal as a home office, studio, or hobby room

Garage

16'7" x 11'10" (5.08m x 3.63m)
Double garage with workshop, gym & additional space with power.

Workshop

14'0" x 11'6" (4.29m x 3.51m)

Store

11'6" x 7'4" (3.51m x 2.24m)

Parking
Parking for several vehicles and types.

Garden
Comprising of 0.88 of an acre. The rear garden is a prime feature of the property and enjoys secluded privacy and a established orchard including Fruit Trees: Two varieties of dessert (eating) apples, Cooking apples, Conference pear, golden plum, greengage, cherry, fig, and quince trees and Soft Fruit: Raspberry and blackberry bushes.

Total Square Footage
Approximately 3,115.43 sq ft.

Council Tax
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Material Information...
Additional information not previously mentioned
- Mains electric, LPG gas & Oil boiler and Mains Water
- Heating Wood burner x2
- Sewerage septic tank.
- No Flooding in the last 5 years.
- Broadband and Mobile signal coverage.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the
Ofcom checkers below:
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















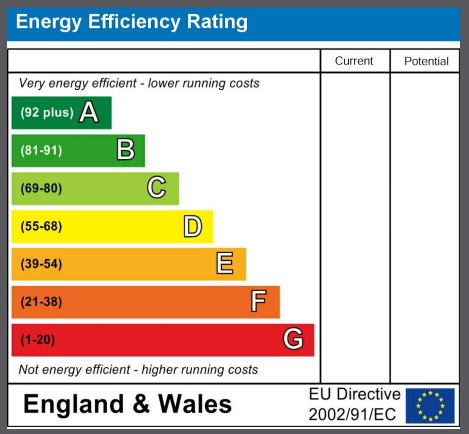




PLAN







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. Plans - All measurements wall, doors, windows, fittings and appliances their sizes and location 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 uplon for furnishing purposes and all approximate.

3. Tamlyns Estate Agents may make the following referrals and in exchange receive an introduction fee:
Simply Conveyancing up to £240 inc VAT, HD Financial Ltd up to £240 inc VAT

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