



The Old Rectory, 17 Church Road

West Huntspill, TA9 3RN

Price Guide £695,000



# PROPERTY DESCRIPTION

PRICE GUIDE £695,000 - £750,000

An opportunity to purchase a stunning former Rectory set in a good sized mature plot of approximately one third of an acre retaining many original features that simply must be seen to be fully appreciated.

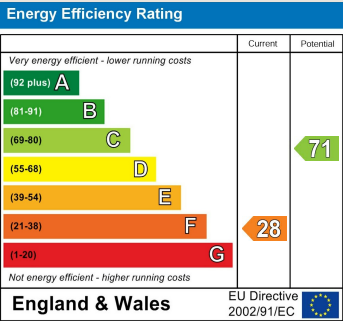
Entrance porch\* imposing entrance hall\* cloakroom\* drawing room\* dining room\* sitting room\* study\* beautifully appointed kitchen/breakfast/utility room\* seven bedrooms\* master en suite bathroom\* shower room\* off street parking for numerous vehicles\* mature gardens to the front\* large mature beautifully landscaped gardens to the rear. Rare opportunity. No chain.

## Local Authority

Somerset Council Council Tax Band: F

Tenure: Freehold

EPC Rating: F



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## Accommodation (Measurements and Directions are app

Large wooden entry door giving access to:

### Entrance Porch

9'4" x 7'7" (2.84 x 2.31)

Of part brick and part leaded light construction with vaulted ceiling, feature bench seat and further part glazed inner door with fan light over giving access to the:

### Imposing Reception Hall

With stunning Oak turning staircase rising to the first floor with magnificent stone mullion window with stained glass feature, feature fireplace with slate surround and wrought iron inset, steps down lead to the inner hallway with part glazed door opening to the rear garden.

### Cloakroom

Low level w.c. with concealed cistern, wash hand basin with cupboards below, obscured window to the side, tiled walls and floor.

### Drawing Room

23'9" x 21'3" maximum (7.24 x 6.48 (7.25 x 6.47) maximum)

Large bay window with sash windows overlooking the beautifully manicured rear garden. Feature fireplace with marble surround, cornice ceiling, ceiling rose, wall light points and television point.

### Sitting Room

19'5" x 15'10" (5.92 x 4.83)

Display recesses to either side.

### Dining Room

17'9" x 15'9" (5.41 x 4.80 (5.40 x 4.81))

Two large sash windows to the front with working shutters, dado rail, cornice ceiling, barrel effect ceiling. Double doors opening to the Kitchen/Breakfast/Utility room.

### Study

13'1" x 10'9" (3.99 x 3.28 (4.00 x 3.27))

Corner fireplace with wooden surround and wrought iron inset, dado rail, radiator and French doors.

### Kitchen/Breakfast Room

20'2" x 12'5" maximum (6.15 x 3.78 maximum)

The stunning kitchen is custom made by Benton Designs in 2017/18 having been superbly fitted to incorporate two fridge/freezers, two Neff ovens, Neff microwave oven, fully integrated dishwasher, Neff four ring ceramic hob and extractor. One and a half bowl ceramic sink, feature radiator, double glazed

window to the front an part glazed door to outside. Downlighters and feature uplighter. Opening through to the:

### Utility Room

10'7" x 7'5" (3.23 x 2.26 (3.22 x 2.27))

Fitted with a complimentary range of wall and floor units to match the main kitchen area with further one and a half bowl drainer ceramic sink unit with mixer tap and pull out hose. Plumbing for automatic washing machine, space for tumble dryer.

### First Floor Landing

20'3" x 15'2" maximum (6.17 x 4.62 maximum)

Feature stone mullion window to the side.

### Master Bedroom

18'2" x 23'3" maximum (5.54 x 7.09 (5.53 x 7.08) maximum)

"L" Shaped room with two sash windows overlooking the rear garden. Coved ceiling, dado rail, door to the:

### En Suite Bathroom

11'1" x 8'10" (3.38 x 2.69)

Comprising large Jacuzzi style bath with separate shower cubicle with chrome mixer, additional jets and handheld shower, bidet, close coupled w.c. twin wash hand basins with vanity unit below, extractor fan and window to the side. Spotlights, coved ceiling.

### Bedroom 2

13'9" x 10'5" maximum (4.19 x 3.18 maximum)

Sash window to the rear and picture rail.

### Bedroom 3

15'11" x 9'4" (4.85 x 2.84 (4.86 x 2.85))

Sash window to the rear, radiator.

### Bedroom 4

13'4" x 6'6" (4.06 x 1.98)

Sash window to the rear.

### Bedroom 5

13'3" x 10'8" (4.04 x 3.25 (4.03 x 3.26))

Feature bay window with window seat overlooking the rear garden. Dado rail.

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## Bedroom 6

20'4" x 13'0" maximum (6.20 x 3.96 (6.19 x 3.95) maximum)

Feature pine clad vaulted ceiling, two sash windows to the front, circular wash hand basin.

## Bedroom 7

10'6" x 5'9" (3.20 x 1.75 (3.19 x 1.74))

Sash window to the front.

## Shower Room

8'0" x 6'2" (2.44 x 1.88 (2.43 x 1.87))

Comprising large shower enclosure, pedestal wash hand basin an close coupled w.c. Extractor fan.

## Outside

To the front of the property is a shared driveway shared with one other property leading to the private driveway offering off street parking for numerous vehicles.

To the right hand side of the property is a good sized area of garden with mature trees, bushes and shrubs offering great potential for the erection of a large garden shed/garaging subject to any necessary consents.

## Rear Garden

The stunning rear garden is enclosed with decorative stoned patio area with large mature borders and expanse of lawn with mature trees and shrubs.

The gardens are a particular feature of this stunning property making a full inspection essential.

## Agents Note

No chain as the present owners, for over 30 years, have built a house for their retirement in the Old Rectory's former vegetable garden.

## Description

This stunning semi detached property forms the major part of the former Rectory and we understand originates from the early 1600's. The property retains a huge amount of character and charm with imposing entrance hall, Oak staircase and stained glass window on the half landing, sand stone mullion windows, cloakroom, superb sitting room with large bay window overlooking the rear garden, superb feature fireplace together with glorious dining room with barrel ceiling, sitting room, study and beautifully appointed kitchen/breakfast/utility room to the ground floor. We are informed that beneath the current carpets in the study, drawing room, dining room, sitting room and reception hall is parquet flooring. To the first floor there is a large imposing landing with seven bedrooms and the master having

an en suite bathroom. There is also a family shower room and outside the property is approached by a sweeping driveway which gives access to an area of off street parking for numerous vehicles and there is also a good sized garden area to the front with the potential for the creation of garaging subject to any necessary consents. To the rear of the property is a large mature garden which is another particular feature of this stunning home.

Opportunities of this type rarely become available making an early application to view essential.

## Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Oxford Street towards Highbridge. Proceed on the A38 towards Bridgwater into the village of West Huntspill. Take the turning right into Church Road opposite the Crossways Inn and proceed down Church Road taking a right by the church and the entrance to The Old Rectory will be found on the left hand side.

## Material Information

Additional information not previously mentioned

- Mains electric and water
- Water not metered
- Oil Heating
- Mains drainage
- No Flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area.

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](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

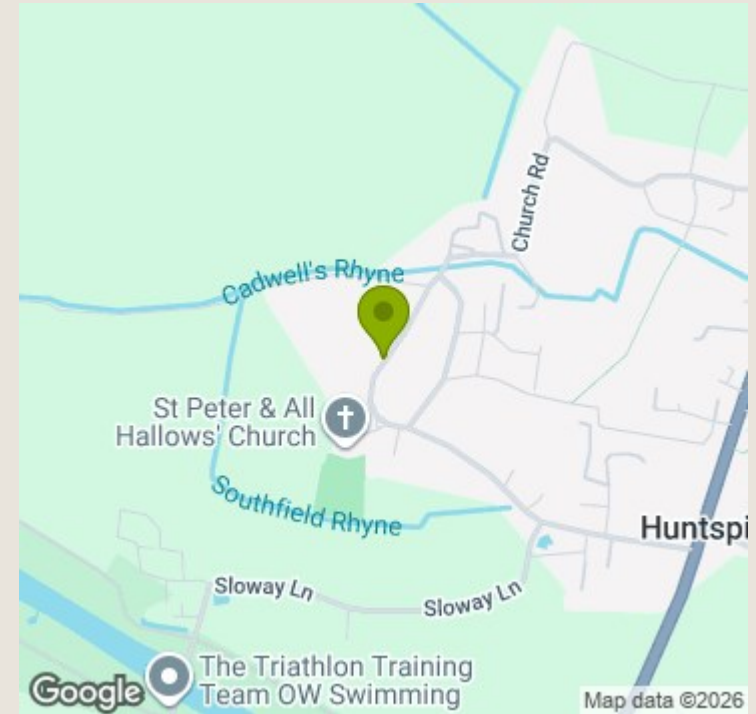
Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)









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

**01278 793700**

[sales@berrymansproperties.net](mailto: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. Berryman's Estate Agents may make the following referrals and in exchange receive an introduction fee:  
 Alletsons up to £180 inc. VAT, Barringtons & Sons up to £145 inc VAT, Holley & Steer up to £250 inc VAT, Simply Conveyancing up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT

