



The Linhay



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Huntworth, Bridgwater, TA7 0AH

Taunton 11 miles, Bridgwater 3.4 miles

A well-maintained three-bedroom semi-detached cottage enjoying a quiet position with countryside views

- Semi-detached period cottage
- Living/dining room with woodburner
- Large loft room
- Large workshop and utility space
- Council Tax band C
- Kitchen/breakfast room
- Three bedrooms, master en-suite
- Integral garage
- Gardens to front and rear
- Freehold

Guide Price £475,000

SITUATION

The Linhay is situated in an enviable location on the edge of the hamlet of Huntworth and enjoys lovely views over open countryside. Huntworth itself is located between Bridgwater and North Petherton and benefits from excellent access to the M5 at Junction 24. Day to day facilities can be found in North Petherton and these are supplemented by Bridgwater approximately 2 miles to the north east and the County Town of Taunton which lies approximately 7 miles to the west.

DESCRIPTION

a well-maintained three-bedroom semi-detached cottage offering a mix of traditional features and modern upgrades. The property is set back from the road and enjoys a quiet position with countryside views.



ACCOMMODATION

The front door leads to an entrance hall with quarry tiled floor, stairs to first floor, and understairs storage. There is a cloakroom with WC and wash basin and tiled floor. The lounge/dining room is a spacious reception room with exposed beams, wood burner, on split levels with patio doors to the rear garden. The kitchen/breakfast room has been recently fitted with wooden worktops, Belfast sink, integrated appliances (dishwasher, fridge/freezer, range-style cooker), and stable door to outside.

On the first floor there is a landing with airing cupboard and access to a boarded loft space with Velux windows and potential to provide further living accommodation subject to planning permission. The master bedroom is a large room with two windows and open views. Originally two rooms it could be converted back if required, and includes an en-suite shower room with corner shower, WC, bidet, and basin. There are a further two double bedrooms and a family bathroom with P-shaped bath with shower over, basin, and WC.

OUTSIDE

A concrete driveway provides ample parking and leads to an integral garage and five bar gate giving access to the rear and useful workshop which has light and power and the potential to convert subject to the necessary planning permission. A utility room has plumbing for appliances. To the rear is an enclosed garden with patios, lawns with deep planted herbaceous borders, gazebo and views over the field to the rear.

There is a right of way over part of the drive for the neighbour's access.

SERVICES

Mains drainage, electricity and water. Oil fired central heating. Stand broadband available (Ofcom), Mobile signal likely outdoors (Ofcom) Please note the agents have not inspected or tested the services.

DIRECTIONS

From the motorway junction 24 follow the signs for Huntworth, continue on this road and after passing the Huntworth village sign The Linhay is the second property on the right hand side



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.

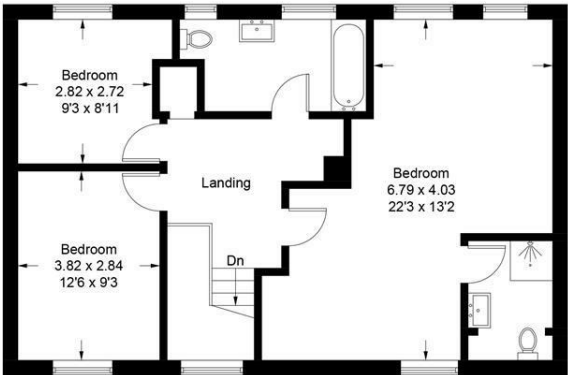


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Approximate Gross Internal Area = 123.34 sq m / 1327.63 sq ft
(Excluding Garage)



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1207306)