



£485,000

At a glance...



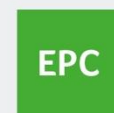
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**holland
& odam**

2 Tapmoor Barns
Moorlinch
Somerset
TA7 9BZ

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

From Street proceed along the A39 towards Bridgwater passing through the villages of Walton and Ashcott. After travelling for approximately 5 miles take the left hand turning signposted to Moorlinch. Continue down the hill into the village and take your first right into Tapmoor Road. Continue until reaching Billicombe Lane on your right, turn right and continue until reaching the barns.

Services

Mains electricity and water are connected. Air source heat pump providing central heating system. Private drainage system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

Tapmoor Barns are situated in the popular Polden Hill village of Moorlinch which lies 6 miles to the West of Street. Moorlinch provides a pub and church with primary schools in the villages of Catcott (2.5 miles) and Ashcott (2.5miles). The thriving town of Street is famous as the home of Clarks Shoes and the renowned Millfield School. Street also provides a comprehensive range of shops including Clarks Village shopping centre and a Sainsbury. Moorlinch has easy access onto the A39 and A361 and is just 7 miles from M5 junction 23. The regional centres of Taunton, Exeter and Bristol are 21, 56 and 35 miles distant respectively. Bristol International Airport is 29 miles.

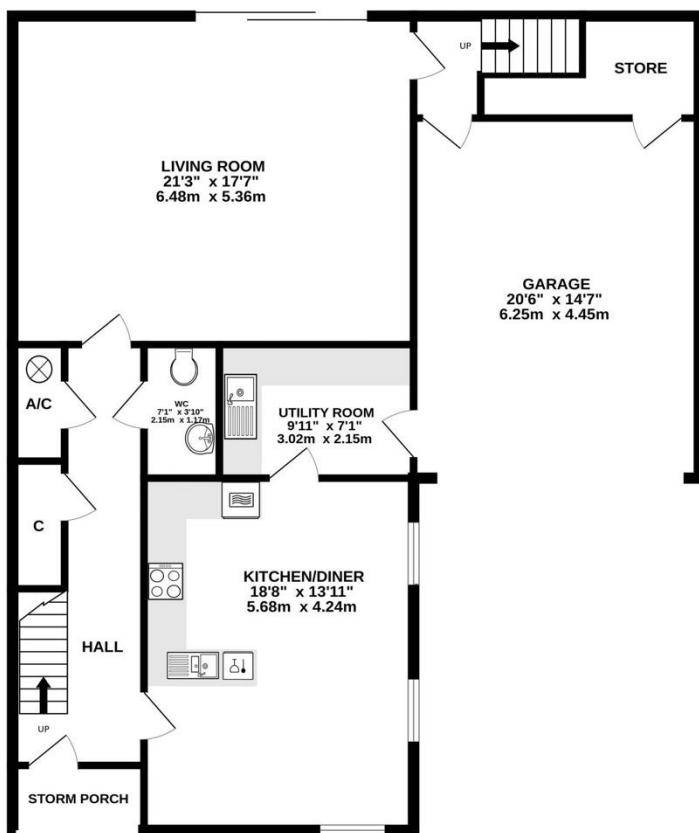
Insight

Rarely available, a desirable dutch barn conversion nestled amongst rolling Somerset countryside. Occupying a peaceful spot on the edge of the village this generously proportioned semi-detached home is perfectly suited to 21st century living. Thoughtfully designed the barn retains an open feel and abundance of natural light, is neatly maintained and beautifully appointed with quality fixtures, fittings and sanitary ware throughout. Available with no onward chain.

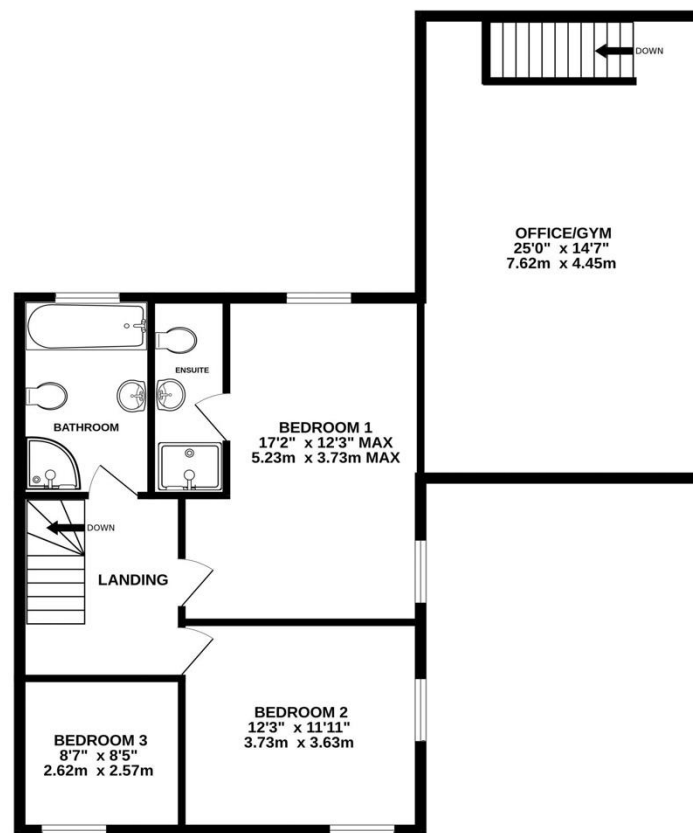
- Fabulous kitchen/diner with plenty of space for a large dining table and chairs. Fitted with ample high gloss units, stunning worktops and built-in appliances including a double oven, hob and dishwasher.
- An impressive sized living room boasts a vaulted ceiling and wide sliding doors providing a stunning vantage and access onto the garden together providing superb family and entertaining space.
- Enjoying three bedrooms, two considered excellent sized doubles, with the main bedroom enjoying the convenience of an ensuite shower room. The family bathroom affords separate bath and walk-in shower.
- Both charming and practically designed the barn also features a cloakroom, utility and large work/hobby space over the garage making this an attractive move to a variety of buyers.
- Ample parking plus open fronted garage with useful store, electric car charging point and fantastic work/play space accessed via the garage and house.
- Attractive low maintenance garden enjoying an excellent degree of privacy with well-tended lawn, stone terrace providing al fresco dining space and a delightful outlook.



GROUND FLOOR
1240 sq.ft. (115.2 sq.m.) approx.



1ST FLOOR
930 sq.ft. (86.4 sq.m.) approx.



TOTAL FLOOR AREA : 2170 sq.ft. (201.6 sq.m.) approx.

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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