



£350,000

At a glance...



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**holland
& odam**

Sunnyview Pit Hill Lane
Moorlinch
Somerset
TA7 9BT

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

From Street proceed west along the A39, passing through the village of Walton and continue until you reach the Pipers Inn. Turn left onto the A361 towards Taunton. Proceed through the village of Pedwell and continue into Greinton. Pass the church and on the next sharp left bend turn right. Follow this road turning right again into Moorlinch. Bear left at the Ring 'O' Bells, continue along for a short distance and take the second left hand turn where the property will be found on your right hand side.

Services

Mains electricity, water and drainage are connected. LPG central heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

Moorlinch is a popular rural village situated on the southern slopes of the Polden Hills overlooking part of the Somerset Levels. Moorlinch has a garage/body repair shop, Parish church and The Ring O'Bells public house. The nearest village shop, butchers and further choice of pubs are at Ashcott (2.5 miles). Ashcott also provides a primary school and there are primary schools at Catcott (2.5 miles) and High Ham (7 miles). The thriving town of Street (6 miles) 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.

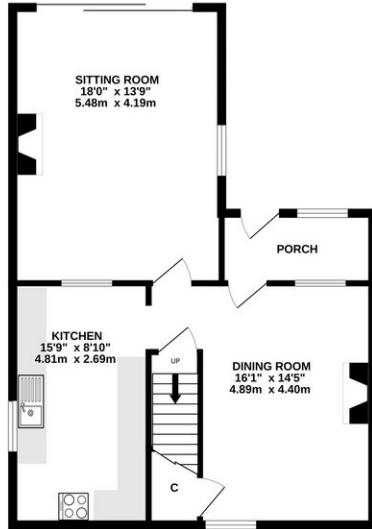
Insight

Located in a quiet no through lane on the edge of an RSPB reserve within the popular village of Moorlinch is this most interesting, attached character cottage thought to date back to the eighteen hundreds and been in the same ownership for nearly 40 years. Coming to the market now, offers a great opportunity and wealth of possibilities to a discerning purchaser who would enjoy rejuvenating this little piece of local history. The extended accommodation offers an entrance vestibule, good sized lounge, dining hall with small inglenook, and kitchen, whilst on the first floor are four bedrooms and a bathroom. Outside is a good sized well stocked southerly facing garden and garaging.

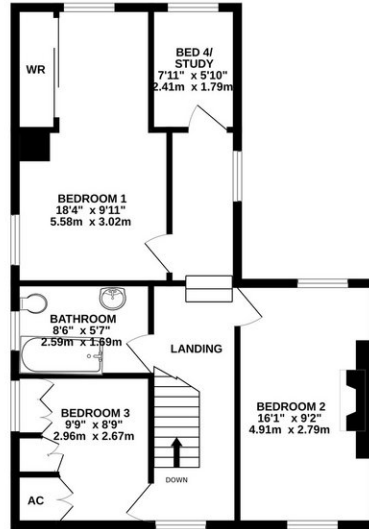
- Situated in an active village with church, village hall and pub, and on the doorstep of an RSPB nature reserve and miles of countryside walks.
- Offering huge potential with many original character features such as beams, exposed stonework, open fireplaces, latch doors and flagstones.
- Two separate good sized reception rooms, both with open fires; in the original part of the cottage is the dining room and the extension of lounge with patio doors to the front, built in 1984
- Four bedrooms, three of which are double, the two original bedrooms featuring beams and sloped ceilings, the latter additions of principal and single bedroom enjoying southerly views to the front.
- The main garden is to the front of the property with a patio and raised garden which opens into a large well stocked lawned area with plenty of room for a vegetable patch or even a chicken run.
- At the end of the garden is a detached building, shared with the neighbouring property, and incorporating an L shaped garage/workshop.
- Boasting a wealth of history, having been part of a larger property that was divided to form two cottages, the neighbouring cottage now has a right of access via a small path across the front garden.
- The property benefits from NO ONWARD CHAIN



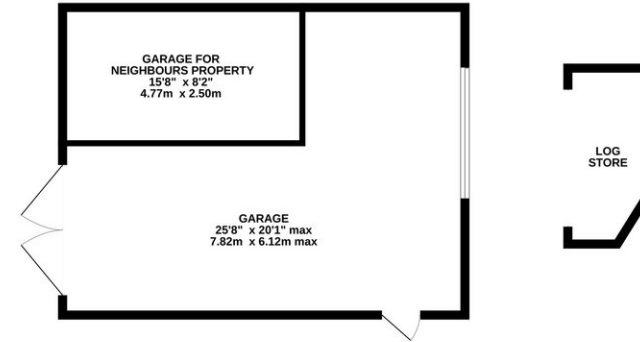
GROUND FLOOR
643 sq.ft. (59.8 sq.m.) approx.



1ST FLOOR
612 sq.ft. (56.8 sq.m.) approx.



OUTBUILDINGS
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 1835 sq.ft. (170.5 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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title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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