

Withy Road

West Huntspill, TA9 3NN

COOPER
AND
TANNER



Asking Price Of £975,000 Freehold

A superb three-bedroom detached property located in a rural position with outstanding views of the countryside, land extending to approximately fourteen acres, plus a paddock and garden. In addition, there is a three-bedroom holiday lodge, one bedroom annexe, large outbuilding and car port with power and lighting. The main property is beautifully presented and accommodates an annexe, large living room, well-fitted kitchen with dining room, a large sun room, three good sized bedrooms and family bathroom.

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 6  4  4 EPC F

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ACCOMMODATION:

The front door opens into the entrance hall, the open plan annex with patio doors, bathroom and a large utility offering space for a washing machine and tumble dryer. Off the hallway there is a downstairs cloakroom with W/C, wash basin and access to the living room. This room offers superb views across the grounds through two rear aspect windows. There is an attractive feature fireplace and beams.

The kitchen is to the front of the property which offers views of the large front garden. There is an excellent range of solid wood units including base cupboards, drawers, wall cupboards along with granite worktops. Integrated appliances include induction hob with extractor fan, double oven, recess for fridge-freezer and space for a six-seater table and chairs. Sliding glass doors lead into a separate dining/living room and access to the wraparound sun room, double glazed throughout and offers ample space for entertaining both again with views of the grounds.

The first floor comprises of two double bedrooms and a large single all of which offer bespoke feature beams. The primary bedroom has a rear and side aspect windows overlooking the grounds and paddock. The second and third bedrooms enjoy rural views to the side of the property. The bedrooms are complemented with a large family bathroom comprising of a bath, WC, and wash basin. The holiday lodge is of modern construction and has never been used, it briefly comprises of off-road parking, three bedrooms, utility room, a family bathroom, cloakroom, well proportioned sitting room, and a light and airy kitchen/diner. Both the main house and the holiday lodge benefit from double glazing and oil central heating.

GROUND AND GARDEN:

The property is accessed via a gated entrance to the driveway, this spacious area offers extensive parking for several vehicles. A substantial detached lambing shed and detached double car port are located to the side with power and lighting. To the front of the property is a beautifully maintained garden with a potting shed, attractive borders including a range of ornamental shrubs and trees, the rest of the garden is laid to lawn. To the side is a paddock accessible via three entrances: one adjacent to the shed, along the drive and another from the road offering great potential to the

paddock. Further to the rear there is a further fourteen acres for grazing land.

SERVICES:

Mains electric and water are connected, private drainage is connected and oil-fired central heating is installed. The property is currently banded E for council tax, within Somerset Council. Ofcom's service checker states that Good outdoor mobile coverage is available, whilst Superfast broadband is available in the area.

AGENTS NOTES:

EPC For Main Residence - F
EPC For Holiday Lodge - C

LOCATION:

The property is situated on a country lane between the villages of West and East Huntspill, and approximately three miles south-east of the former market town of Highbridge which has a variety of shops and banks. The North Somerset coastal towns of Burnham-on-Sea and Weston-Super-Mare are within easy reach, and both include a range of retail and leisure facilities. At Burnham there are championship golf links and the Burnham and Berrow Golf Club. The town of Bridgwater lies seven miles to the south-west, with Bristol and Taunton both within easy commuting distance. There is easy access to the M5 motorway at Junctions 22 & 23, and there are railway stations at Bridgwater and Highbridge.

VIEWING ARRANGMENTS:

Strictly through prior arrangement with Cooper and Tanner on 01458 840416. If arriving early, please wait outside to be greeted by a member of our team.





Barncroft, Withy Road, West Huntspill, TA9

Approximate Area = 1816 sq ft / 168.7 sq m (excludes carport)

Garage = 779 sq ft / 72.3 sq m

Annexes = 1290 sq ft / 119.8 sq m

Total = 3885 sq ft / 360.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Cooper and Tanner. REF: 1354658

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