



Moor Row Farm, Merry Lane, East Huntspill, TA9 3PS

£845,000 Freehold

COOPER
AND
TANNER



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 4  3  1  5.3 acres EPC E

£845,000 Freehold

Description

With income potential, five acres, stables and a welcoming four-bedroom farmhouse with practical layout and a warm inviting interior, with useful outbuildings, gardens and plenty of parking, offer potential for small-holding and equestrian activities alike.

Moor Row Farm is a versatile property offering a great family home which looks across to its five acres + of useful level land, currently divided into paddocks with ten timber stables, store and tack room, which has potential for any number of other rural, outdoor needs and pursuits.

The house is surrounded on three sides by gardens, mainly laid to lawn, with five-bar gated entrances on two sides. At the front of the house an expanse of driveway provides parking for multiple vehicles. There are three stone outbuildings which provide plenty of storage or have the potential to be converted for other uses (subject to consents/building regs).

The entrance to the farmhouse encompasses a substantial boot room providing plenty of room for muddy boots and paws. From here there is an open plan

utility area with storage and space for white goods, a pantry and separate cloak room. The inviting farmhouse kitchen with Aga, stable door and exposed beams is a warm hub of this home. Smart dark-grey units provide ample storage and house inbuilt appliances including a dishwasher, oven, microwave and induction hob. There is plenty of room for a dining table and chairs and French doors leading out to the back garden. Across the rear of the house, the property has been extended to incorporate an extensive garden room which is currently used as an office. Windows span the width of the room and sliding doors lead out to the garden, making this a bright and versatile space. The adjoining sitting room creates a cosier space to relax and a further reception room, currently used as a dining room, can also be accessed from the garden room.

Decorated in neutral tones, the upstairs space feels light and airy. There are four double bedrooms, each with views across the open countryside and gardens. A couple of steps lead down to the spacious principal bedroom which includes a large built-in wardrobe. The family bathroom with wooden floor, features a modern white suite and contemporary tiles.









Location

The village of East Huntspill offers a range of facilities including a church, cricket ground and a village hall. Local clubs include Gardening Club, Art Club and Short Mat Bowls Club. There are excellent transport connections to both the M5 (2.5miles) giving access to Bristol, Taunton and Exeter. The closest mainline railway is at Highbridge (2.5 miles) with links to Bristol and London. The larger seaside town of Burnham-on-sea offers a wide range of facilities. The nearest schools are East Huntspill Primary School followed by King Alfred Senior School. There is also the three-tier Wessex Learning Trust nearby with the First School in the local village of Mark, Hugh Sexey Middle School in Blackford and Kings of Wessex Academy in Cheddar.

Directions

From Wedmore, proceed towards the village of Mark and onto Mark Causeway. Continue along the Causeway and into Watchfield, turning left onto B3141 / Church Road towards Bason Bridge. After 0.5km turn left onto Merry Lane. After 0.5 miles the property is situated on the right hand side.



Local Information East Huntspill

Local Council: Somerset Council

Council Tax Band: E

Heating: Electric, solid fuel

Services: Mains electricity, water, private drainage

Tenure: Freehold



Motorway Links

- M5
- M4



Train Links

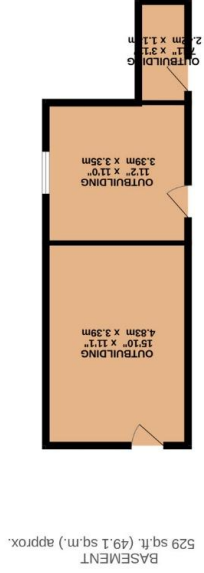
- Highbridge train station



Nearest Schools

- East Huntspill Primary School
- King Alfred Academy
- Mark Fist school
- Hugh Sexey Middle School





GROUND FLOOR
1296 sq.ft. (120.4 sq.m.) approx.

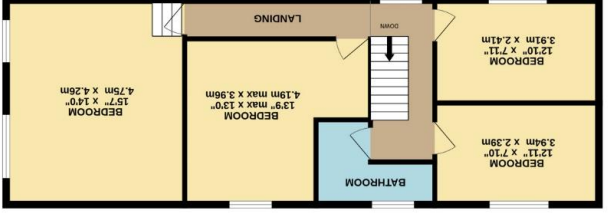


TOTAL FLOOR AREA : 2567 sq.ft. (238.5 sq.m.) approx.

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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1ST FLOOR
742 sq.ft. (68.9 sq.m.) approx.



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