



Tapmoor, Moorlinch TA7 9BZ

Asking Price Of £835,000 Freehold

COOPER
AND
TANNER



Tapmoor

Moorlinch TA7 9BZ

 5  3  2  1.9 acres EPC D

Asking Price of £835,000 Freehold

A wonderfully unique semi-rural property comprising a spacious character home with a fabulous contemporary extension including a stunning kitchen-diner overlooking the south facing gardens. Set within a secluded plot of just under two acres consisting of formal gardens, paddock, orchard and recently built stabling. A versatile property, suitable for equestrian or similar rural activities.

Accommodation

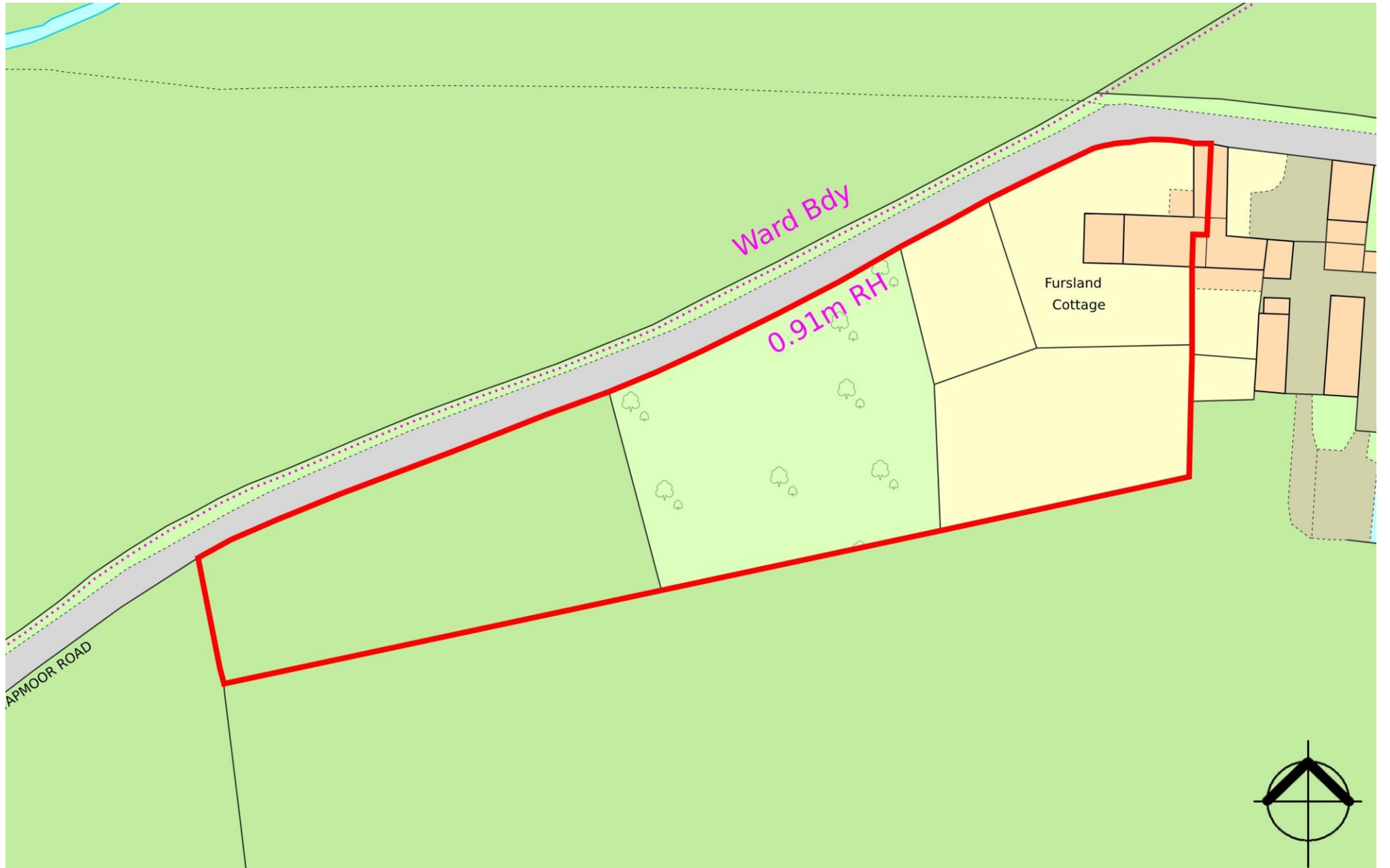
The property is approached both by vehicular and pedestrian access from Tapmoor Lane, and from the driveway can be entered at various access points including the utility/boot room at the side elevation, via the rear garden, or principally through the discreet front door which is sheltered by the attached car port. This opens to the oldest part of the property, being a former farmhouse for the neighbouring farm. The initial reception hall is both spacious and practical for busy families, with a store/tack room situated adjacent and doors opening to ground floor living accommodation. The main living room enjoys generous ceiling height and attractive period features including flagstone floors, exposed beams, fitted wooden cabinets and log burning stove. Double doors with wooden shutters, open to the rear garden and an internal door leads through to the cosy snug. This versatile second reception room has flagstone flooring continued and another log burning stove. Accommodation continues from here, into both the third reception room/sitting room and the contemporary extension. This relatively recent addition has transformed

the flow of the property and now provides a wonderfully sociable and naturally light open plan kitchen-dining-living space, with large sliding doors opening to the south facing garden as well as under floor heating. A stylish and comprehensive range of kitchen cabinetry with composite surfaces, including the large centre island and a double width sink, is sure to please any keen cook in addition to those who like to entertain. Integral appliances include an induction hob, dishwasher, and twin ovens with space for an American style fridge/freezer. Completing the ground floor is the separate utility/boot room, which features a range of matching wall and base cabinets, also with composite worktops and an undermounted sink. Space is provided for laundry appliances and a well-appointed cloakroom provides wash facilities here.

Two staircases at opposite ends of the property, rising from the reception hall and the open-plan living space, provide access to first floor bedrooms and the family bathroom. An impressive galleried landing area leads to the particularly spacious master suite, which boasts vaulted ceilings and dual aspect windows taking in fabulous countryside views, as well as a large walk-in wardrobe and stylish four-piece en-suite bathroom. There are three further double bedrooms with pleasant views across the rear garden, and a fifth single bedroom which could also serve as an office. A modern shower room serves bedrooms two to five and enjoys a large walk-in cubicle with rain head shower.









Outside

Sitting within just under 2 acres of versatile land, this wonderful home would suit a multitude of potential uses or rural pursuits, as well as any buyer simply seeking a quiet spot in the countryside, affording space and privacy. The large driveway at the front elevation provides plenty of parking for larger families and visitors, with a further gated area ideal for horse boxes or a camper van etc. A double width car port is also currently being utilised for dry storage, with a separate attached workshop adjacent. A large wrap around terrace spans the side and rear elevation, offering a wealth of entertaining space benefiting from both south and westerly aspects. The large formal garden extending from here, is laid mostly to lawn with wildflower borders and mature trees providing some welcome shade and shelter in places. Beyond this our vendors have recently added a modest range of quality stabling and all-weather turnout pens. The plot continues in a westerly direction including an orchard/copse and culminating in a gently sloping paddock which provides ideal grazing, with direct road access to Tapmoor lane. Nature lovers are bound to enjoy an abundance of wildlife within their own secluded haven here.

Location

The property is situated within the rural hamlet of Tapmoor, on the outskirts of the village of Moorlinch on the southern side of the picturesque Polden Hills,

conveniently located for access to the M5 (junction 23) and to the A39. Equestrian facilities in the area are excellent with King Sedgemoor EC just a couple of minutes away and Stretcholt EC less than half an hour away. This combined with the local pony and riding clubs gives a very busy calendar of equestrian activities to suit all ages and abilities. Street is approximately 7miles away to the east, where quality secondary schooling is available at the renowned Millfield Senior School, Crispin School and Strode College. Shoppers enjoy the added bonus of Clarks Village and the town is well served by doctors and dentists, has indoor and outdoor swimming pools, sports and fitness clubs and a popular theatre/cinema. Bridgwater is also approximately 7miles away to the west and offers a full range of educational, leisure and retail facilities. The county town of Taunton is approximately 16miles away and main line rail connections are available at Bridgwater and Taunton. Bristol Airport is just 25 miles by M5/A38.

Viewing Arrangements

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 (barring adverse weather).



Local Information Moorlinch

Local Council: Sedgemoor District Council

Council Tax Band: C

Heating: Biomass Boiler

Services: Mains electric and water, private drainage.

Tenure: Freehold



Motorway Links

- M5 (J23)



Train Links

- Taunton (Paddington)
- Yeovil (Waterloo)



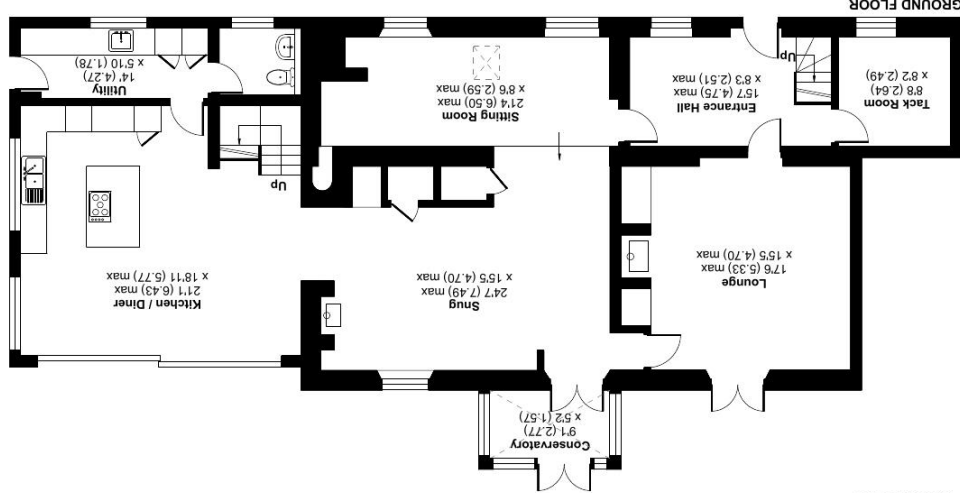
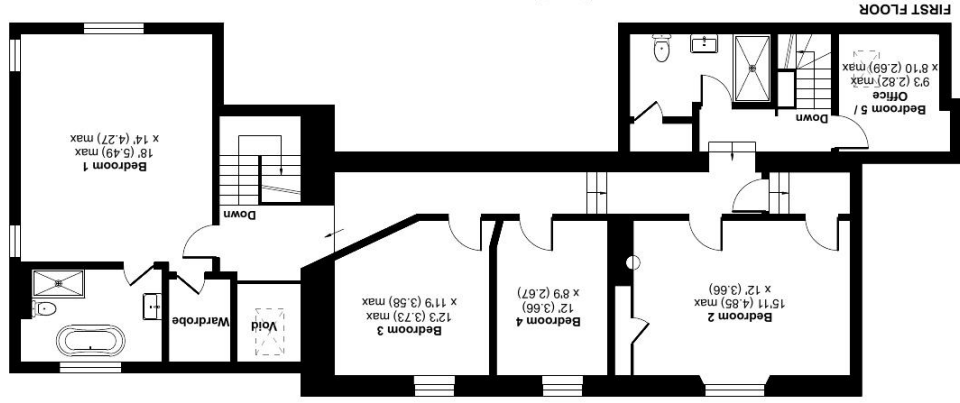
Nearest Schools

- Ashcott Primary School
- Crispin School
- Millfield School

Fursland Cottage, Tapmoor, Moorlinch, Bridgwater, TA7

Approximate Area = 3024 sq ft / 281 sq m (excludes void)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2023. Produced for Cooper and Tanner. REF: 936788

STREET OFFICE

telephone 01458 840416

58a High Street, Street, Somerset BA16 0EQ

street@coopertanner.co.uk

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