

Highbridge, TA9 4RA

COOPER  
AND  
TANNER



**£700,000 Freehold**

A spacious three bedroom detached bungalow set within approximately four acres of land, with outstanding countryside views over open fields. The property is presented in good order, offering scope for a new owner to place their mark. (The property and grounds are subject to an agricultural tie)

# Highbridge

## TA9 4RA

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## £700,000 Freehold

### ACCOMODATION

Upon entering through the front door with glazed panels either side, you are welcomed into the inviting entrance hall which connects the living room, kitchen/dining room, the three bedrooms and family bathroom.

The living room is dual aspect, with a feature stone chimney breast and patio doors leading out to the garden, this room offers superb views over the grounds and across to Brent Knoll and Crooks Peak, the high point of the Mendip hills.

The kitchen/dining room is situated to the rear of the property and enjoys similar views to the living room. A country style kitchen offers an excellent range of charming wood units with integral electric oven and hob. This space is perfect for modern living, with a dedicated dining area from the kitchen providing an open plan feel.

There are three double bedrooms, benefitting from built in wardrobes and enjoy the surrounding rural views. The bedrooms are accompanied by a family shower room comprising large corner cubicle, WC and a basin set within a vanity unit and cupboards below.

### OUTSIDE

Entering through the gated entrance is a sweeping driveway leading across a lawned front garden with a mature weeping willow tree. The driveway leads to the three detached garages and games room/home office. From here, is access to the cow shed along with a stable block of five.

This property benefits from extensive gardens and grounds to the front and rear of the property along with three paddocks screened by hedges and ranch style fences.

### SERVICES

Mains electricity and water, septic tank and oil-fired central heating. Systems and services have not been tested.

### TENURE

Freehold

### COUNCIL TAX

Band E

### VIEWING ARRANGEMENTS

Strictly by appointment with Cooper and Tanner. Tel: 01278 455255

### AGENTS NOTES

There is an agricultural tie (AOC) on this property. For more information please call Cooper and Tanner on 01278 455255







## Walrow, Highbridge, TA9

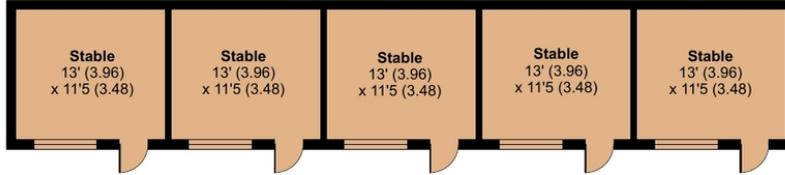
Approximate Area = 1332 sq ft / 123.7 sq m

Garage = 938 sq ft 87.1 sq m

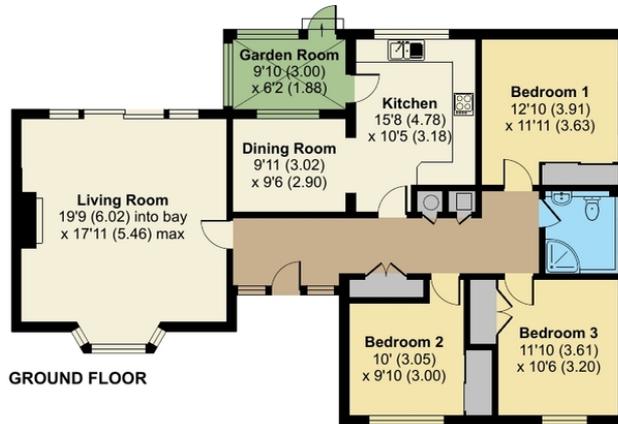
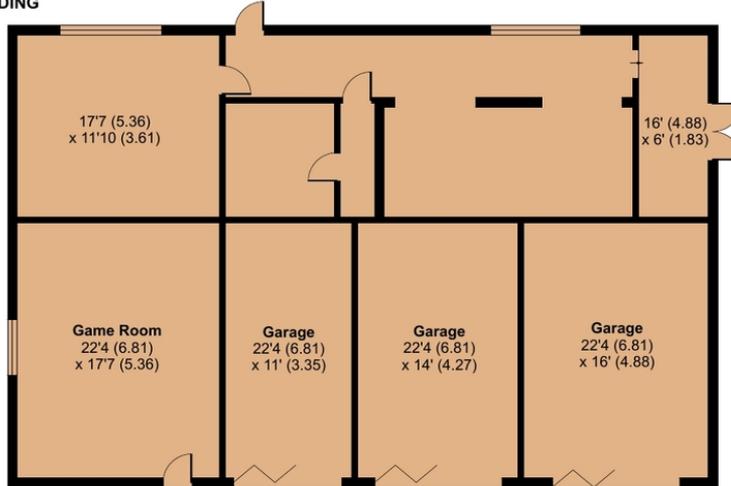
Outbuilding = 2128 sq ft / 197.7 sq m

Total = 4398 sq ft / 408.5 sq m

For identification only - Not to scale



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Cooper and Tanner. REF: 911772

### BRIDGWATER OFFICE

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