

Greinton Road

Moorlinch, TA7 9BS

COOPER
AND
TANNER



Asking Price £395,000 Freehold

This enchanting detached converted chapel offers a rare opportunity to acquire a truly individual home, rich in character and occupying a generous, uniquely landscaped plot that rises behind the property to reveal sweeping countryside views. This is a home that blends history, warmth and rural living.

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ACCOMMODATION:

Dating back to the mid-19th century, this former chapel was thoughtfully converted during the 1980's to create comfortable and versatile accommodation while preserving some of its architectural features. The property is approached via an attractive entrance porch, leading into a wonderfully spacious kitchen/dining room—the natural heart of the home. This sociable space offers a charming farmhouse feel, with wooden cabinetry, composite worktops including moulded sinks, extensive shelving, dual-aspect windows and ample room for a large dining table. Glazed internal double doors open through to the sitting room, maintaining an easy flow between living areas. The sitting room is an inviting and atmospheric space, full of period character. A striking feature fireplace with an open fire creates a focal point, while timber flooring and soft tones add to the room's warm, homely feel. Double glazed doors open onto the rear garden, allowing natural light to pour in and giving direct access to one of the property's outdoor seating areas. A staircase rises from the corner of the room to the first floor, with a useful fitted store cupboard beneath.

Upstairs, the accommodation is full of charm and individuality. The principal bedroom is especially impressive, featuring a magnificent vaulted ceiling with exposed wooden beams and panelling, arched chapel windows and glorious natural light. Two further double bedrooms—each with their own characterful shape and cottage-style features—offer flexibility for family, guests or home working. A well-appointed family bathroom includes a bath with shower over, vanity basin, integral flush WC and modern tiling.

OUTSIDE:

The gardens are a standout feature of this unique property. Extending significantly beyond the house, the plot has been creatively landscaped into a series of areas, including stone steps, terracing, raised beds, lawned sections and productive growing spaces. The upper slopes of the garden provide stunning elevated views over the village, the Somerset Levels and far-reaching countryside—an idyllic setting for relaxation or outdoor dining. Mature planting, fruit trees and established borders add texture and interest throughout the seasons, while a timber outbuilding offers useful storage or workshop space. At the side of the house, a private gated driveway provides off-road parking for up to two cars and is bordered by pretty cottage-style planting and a paved seating area, ideal for enjoying a morning coffee.

SERVICES:

Mains electric, water and drainage are connected, and oil-fired central heating is installed. The property is currently banded D for council tax, within Somerset Council. Ofcom's service checker states that Good outdoor mobile coverage is likely with three major providers, whilst Ultrafast broadband is available in the area. A range of material information can be found within our online listings (see photo reel), or upon request from our office.

AGENT'S NOTE:

Potential purchasers should be aware that spray foam insulation has been installed to the roofline of this property, and as such buyers needing secured lending should make enquiries with their lender or broker about suitable funding routes, prior to viewing.

LOCATION:

The picturesque village of Moorlinch offers local facilities such as a church and public house, with a large convenience store and health clinic found just 2 miles away in nearby Edington. The village is nestled on the southern side of the Polden Hills and conveniently located for access to the M5 (junction 23), A361 to Taunton and to the A39. Street is approximately 7 miles away, 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 Factory Outlets 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 7 miles away and offers a full range of educational, leisure and retail facilities. The county town of Taunton is approximately 16 miles away and main line rail connections are available at Bridgwater and Taunton. A number of fabulous countryside walks and nature reserves can be found within a 10-15 minute drive.

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.

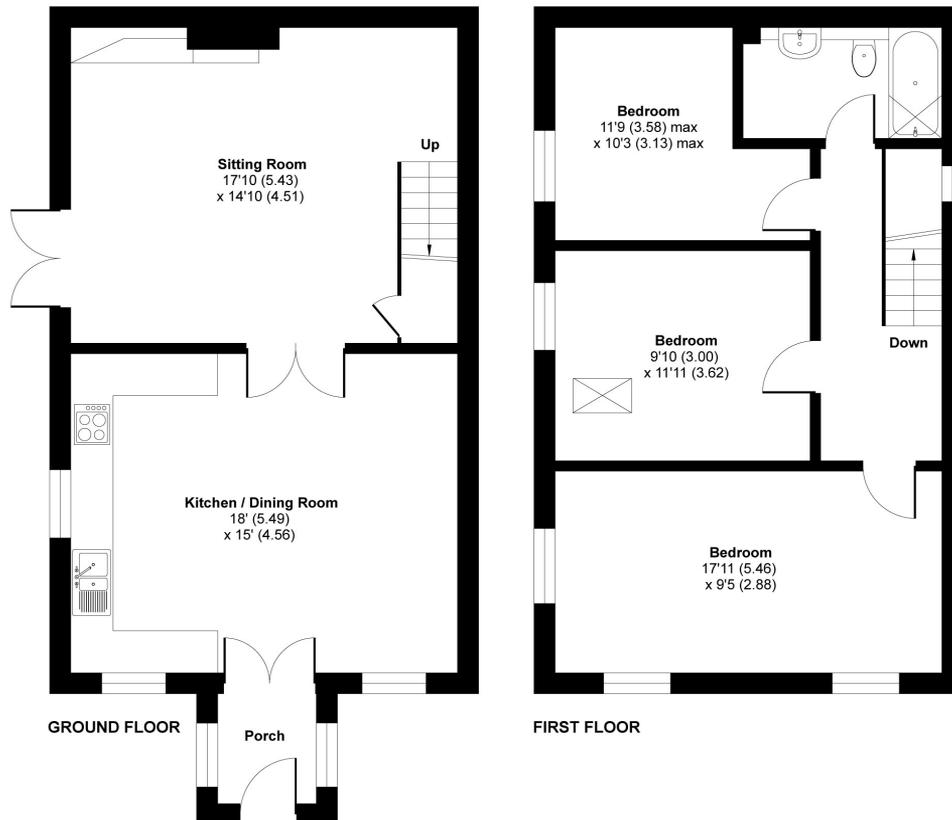




Greinton Road, Moorlinch, Bridgwater, TA7

Approximate Area = 1118 sq ft / 103.8 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). © nichecom 2026. Produced for Cooper and Tanner. REF: 1411161

STREET OFFICE

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Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the m as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

