



Redwood Farm, Withy Road, East Huntspill TA9 3NW

£735,000 Freehold

COOPER
AND
TANNER



3.806 acres
1.54 ha

Drain

Drain

Drain

Drain

Drain

FB

0 50 m 100 m

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Redwood Farm, Withy Road East Huntspill TA9 3NW

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£735,00 Freehold

Level, with easy access, this 3.8 acre plot is home to a fabulously spacious, high-spec, four-bedroom barn conversion with gardens; a substantial block built 40' x 30' barn; extensive parking; and planning permission for a double garage with home office.

Set on one parcel of land, this exciting, versatile plot could accommodate any number of uses with the extent of its land, its contemporary barn conversion to a four-bedroom home, a second identical size barn which has not been converted, and planning permission for a double garage with a home office above it.

The barn conversion is over two floors with light, well-proportioned rooms throughout, with underfloor heating and integrated Bluetooth and speaker systems in all the rooms. On the ground floor, the kitchen/dining room looks out over the garden and field beyond on one side and it has French doors on the other which allow light to flood in. It has beautiful, polished marble floor tiles and is fitted with an array of wall and base units and a central island with stunning granite work surfaces. Integrated appliances include two eyelevel ovens, induction hob, a microwave, fridge, freezer, wine fridge, and dishwasher. There is ample space for a dining table and other furniture. A bright, spacious

sitting room opens out to the garden via a glazed wall of bifold doors. Of the two bedrooms on this floor, one is a large room with fitted wardrobes and an ensuite shower room; and the other is currently used as an office. There is also a useful utility room and a cloakroom with WC.

Upstairs there are two absolutely stunning 22' x 14' bedrooms, each with its own ensuite shower room, built-in cupboards, and access to eaves storage. Tiled floors over underfloor heating run throughout making this a stylish, contemporary and versatile space.

Outside

Electric gates swing open to reveal a vast parking area at the entrance to a level plot of approximately 3.8 acres. The two barns have equal footprints, with one converted into a desirable contemporary home and the other offering substantial space for any number of uses. Between the two barns, planning permission has been granted for a double garage to be erected with a home office on the first floor. Surrounding the converted barn there is fenced garden and a large shingle terrace. The rest of the land can be accessed directly from beyond the barns and gardens in one practical parcel.









Location

The village of East Huntspill offers a range of facilities including a church, cricket ground and a village hall. There are excellent transport connections to both the M5 (2.5 miles) 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 town of Burnham-on-sea offers a wide range of facilities. The nearest schools are East Huntspill and Mark First School for primary and King Alfred and Hugh Sexey Middle School for secondary both with good reputations.



Directions

From Wedmore, proceed towards the village of Mark and onto Mark Causeway. Continue through the Causeway and over Basin Bridge entering the village of East Huntspill. Continue through the village and turn right onto Withy Road. Follow the road along and the property can be found shortly after on the right-hand side behind large wooden electric gates.



Local Information East Huntspill

Local Council: Sedgemoor District Council

Council Tax Band: A

Heating: LPG

Services: Mains electricity, water, private drainage

Tenure: Freehold



Motorway Links

- M5
- M4



Train Links

- Highbridge train station



Nearest Schools

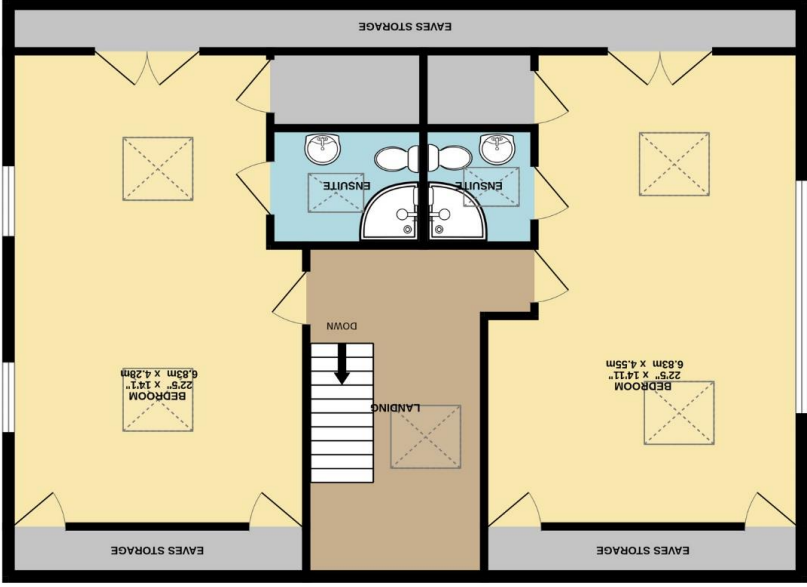
- East Huntspill Primary School
- King Alfred Academy
- Mark First school
- Hugh Sexey Middle School



COOPER
AND
TANNER

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TOTAL FLOOR AREA : 2100 sq.ft. (195.1 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
1010 sq.ft. (93.8 sq.m.) approx.



GROUND FLOOR
1090 sq.ft. (101.3 sq.m.) approx.