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  2
  2 EPC C Annexe

 4
  2
  1 EPC C Apple Tree Cottage

£800,000 Freehold

The Annexe at Apple Tree Cottage,
 Withy Road, East Huntspill
 TA9 3NW

COOPER
 AND
 TANNER



The Annexe at Apple Tree Cottage, Withy Road, East Huntspill TA9 3NW

 4  2  1 EPC C Apple Tree Cottage

 1  2  2 EPC C Annexe

£800,000 Freehold Cottage, Annexe and Paddock

Description

A thoughtfully designed conversion of the original double garage for Apple Tree Cottage which has been transformed into a two-storey dwelling. The accommodation is versatile and could be reconfigured depending on need. At present, the ground floor is a mainly open-plan living space with a kitchen, dining area and sitting room spanning the house and with glazed doors to the front and back. Adjoining the living area are two further rooms, a shower room and a room currently without a window but with the possibility of adding one and creating a useful ground floor bedroom, snug or office. Across the rear of the property is a handy garden room which is not only a comfortable place to sit and relax but currently has space for a utility, workshop and provides extra storage space.

Upstairs, there are two rooms and an ensuite shower room. At present, the larger room is a living space, and the smaller room is a bedroom, but it could be used as a principal suite with a double bed in the larger room and the smaller room could be a dressing area and walk-in wardrobe. There is also a useful kitchenette area at the top of the stairs.

Outside, a driveway provides parking for a number of vehicles and there is a landscaped formal garden to

the side and rear of the property. A handy shed provides storage space for garden equipment and furniture. The annexe is fitted with modern, owned solar panels, and a battery.

Location

The village of East Huntspill has a church, school, cricket ground, public house, village hall and bus service. It is also well placed for junctions 22 and 23 of the M5 (approx. 2.5 miles) providing excellent access to Bristol, Taunton, Exeter and the M4 corridor and is also ideally situated for commuting to Bridgwater, Weston-super-Mare, Wells, Glastonbury and Street. There is also a mainline railway link at Highbridge (approx. 2.5 miles).

The larger town of Burnham-on-Sea (approx. 3.5 miles) is a popular seaside resort offering a wealth of activities to suit every taste. The town offers excellent facilities with shops, banks, building societies, library, theatre, medical centre and cottage hospital. There are a wealth of leisure facilities including the indoor heated swimming pool, Burnham and Berrow Championship Golf Links and a Sports Centre at King Alfred School. There are also tennis, bowls and cricket clubs along with numerous other societies and associations.

Local Information East Huntspill

Local Council: Somerset

Council Tax Band: House: C Annexe: B

Heating: Electric

Services: Mains water and electricity, private drainage

Tenure: Freehold



Motorway Links

- M5



Train Links

- Highbridge and Burnham
- Bridgwater



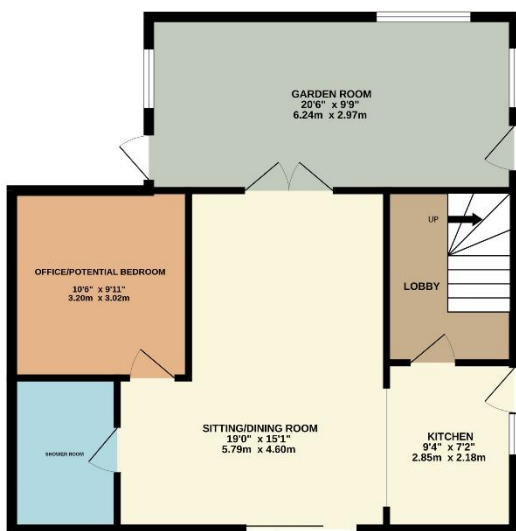
Nearest Schools

- East Huntspill Primary School
- The King Alfred School



GROUND FLOOR
734 sq.ft. (68.2 sq.m.) approx.

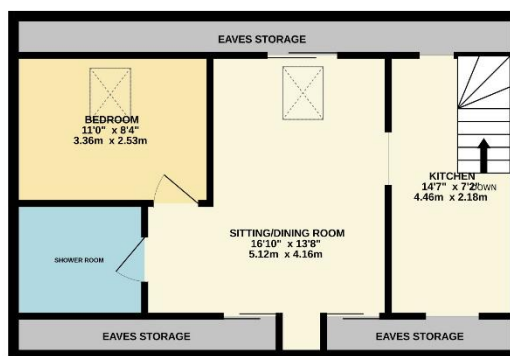
1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA: 1269 sq.ft. (117.9 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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