



Material Information	
Local Authority	(Sedgemoor) Somerset
Council Tax Band & Fee	F
Band	F
Annual Price	£3,161.37
Energy Performance Rating	TBC
Rights and Restrictions	
Electricity	Mains connected
Heating	Oil
Water	Mains connected
Sewage	Private Drainage
Broadband	Yes
Type:	FTTC
Speed Capacity	Basic Superfast 3 Mbps
Floor Area:	69 Mbps
Plot Size:	0.78 Acres
Mobile Coverage	O2
Signal strength (info from Signalchecker.com)	Three
TV Availability	BT Sky Virgin
Conservation Area	No
Flooded in last 5 years	No - Annual Low Risk
Flood defences	N/A
Source of flood	River Brue
Planning Permission & Development Proposals	Details:
Property Accessibility & Adaptations	Details:
Building Safety	Details:
N.B. - Please be advised that the information above is provided to us from the Vendor of the property and information acquired by A&F and is supplied to the best of our knowledge.	



Guide Price
£1,300,000
Freehold

Merry Lane, East Huntspill, Highbridge, Somerset TA9 3PS
6 Bedroom Country House including Annexe Accommodation



Presenting an immaculate detached house available for sale in a sought-after village location. This grand 18th-century property is nestled amidst the tranquillity of green spaces, historical features, walking and cycling routes. Perfectly combining the charm of its period features with modern comfort, the property is well presented throughout.

The house boasts six generously proportioned bedrooms and six bathrooms, providing ample space and privacy for each resident. The interior is graced with majestic inglenook fireplaces that add warmth and character to the home. The property offers a total of four reception rooms, creating a versatile floor plan that can be adapted to your lifestyle needs. Perhaps utilise one as a home office, another as a formal dining room, while the remaining rooms can be utilised as lounge or family areas.

The house also features a functional kitchen, designed to make cooking a joy rather than a chore. Whether you're a seasoned chef or a novice cook, this kitchen offers an ideal setting for creating culinary delights.

One of the unique features of this property is its attractive garden, a perfect haven for nature lovers or those seeking a serene outdoor space for relaxation or entertaining. Additionally, the property comes with a double garage, offering ample storage and parking space. This property also offers significant income potential, making it an excellent investment opportunity. The council tax falls under band F.

The location and features make this property ideal for families seeking a spacious home in a peaceful location, as well as investors looking for attractive returns. Experience the charm of village living with the convenience of modern amenities in this stunning 19th-century property.

East Huntspill is a village in Somerset, located near the River Brue and about 3 miles south of the town of Highbridge. Known for its rural charm, it is surrounded by picturesque farmland and offers a peaceful countryside setting. The village is home to several historic buildings and is part of the Sedgemoor district. Its close proximity to the coast and the town of Burnham-on-Sea makes it an attractive location for those seeking a quiet village life with easy access to local amenities and coastal attractions.

EPC: TBC

Somerset Council Tax Band: F - £3,192.90 for 2024/25



- Six bedrooms, six bathrooms
- Majestic inglenook fireplaces
- Four versatile reception rooms
- Functional kitchen
- Attractive garden space
- Double garage, ample storage
- Significant income potential
- Ideal for families and investors
- 18th century property charm





Accommodation:

Entrance Porch:

Entrance Hall:

Glazed entrance door to the front garden, double glazed entrance door to the rear, radiator.

Lounge: 5.20m x 4.41m (17' 1" x 14' 6")

Double glazed window, inglenook fireplace having a wood burner, radiator.

Inner Hall:

Sitting Room: 4.90m x 4.43m (16' 1" x 14' 6") (MAXIMUM)

Two double glazed windows, exposed ceiling beams and feature wood panelling, exposed feature brickwork. , Large inglenook fireplace having a wood burner, and side bench style seats, radiator and double glazed french doors to the garden,

Kitchen: 6.35m x 3.07m (20' 10" x 10' 1")

UPVC wood effect double glazed entrance door having two double glazed side panels. Feature double glazed arched window with two further double glazed windows. Comprehensive range of base, wall and drawer units having roll top working surfaces, single drainer stainless steel sink unit having a mixer tap. 'Rangemaster' propane gas fired range cooker with cooker hood and 'Indesit' dishwasher. Breakfast bar, radiator and six downlighter spot lights.

Utility Room: 2.04m x 2.00m (6' 8" x 6' 7")

Plumbing for an automatic washing machine, fitted roll top working surfaces, base unit, wall unit, double glazed window, tiled floor and 'Grant' oil fired boiler providing central heating and domestic hot water.

Cloakroom:

White suite comprising low level w/c, hand wash basin, extractor fan, radiator and tiled floor.

Landing:

Bedroom One: 4.73m x 4.52m (15' 6" x 14' 10") (MAXIMUM)

Double glazed window, exposed ceiling beams, radiator, range of fitted wardrobes. Door to staircase providing access to the loft space.

En-suite Shower Room:

Shower cubicle, vanity unit with inset hand wash basin, low level w/c, fitted shelving, radiator and double glazed window.

Bedroom Two: 4.52m x 4.51m (14' 10" x 14' 10")

Double glazed window, exposed ceiling beams, cast iron fire place and radiator.

Bedroom Three: 4.86m x 3.77m (15' 11" x 12' 4") (L shaped)

Double glazed window, radiator and Veluse double glazed window.

Bedroom Four: 3.21m x 3.00m (10' 6" x 9' 10")

Double glazed window, radiator.

En-suite Shower Room:

White suite comprising shower cubicle having a 'Mira' shower, vanity unit with an instantaneous water heater, low level w/c, heated towel rail and extractor fan.

Bathroom:

White suite comprising panelled bath, low level w/c, vanity unit with inset hand wash basin, shower cubicle, radiator and radiator case, part tiled walls, double glazed window and Veluse double glazed window.

GROUND FLOOR FLAT:

Lounge and Bedroom: 4.91m x 3.17m (16' 1" x 10' 5")

Double glazed window, radiator.

Kitchen: 4.42m x 2.30m (14' 6" x 7' 7")

Double glazed entrance door, double glazed window, veluse double glazed window and tiled floor. Range of wall, base and drawer units having roll top working surfaces, plumbing for an automatic washing machine.

Shower Room:

Shower cubicle with a 'Mira' shower, pedestal hand wash basin, low level w/c, part tiled walls, tiled floor, radiator and fan assisted heater.

ANNEX:

UNIT ONE:

Lounge: 5.26m x 4.19m (17' 3" x 13' 9")

Double glazed entrance door with double glazed side panel, off peak heater.

Dining Kitchen: 4.25m x 4.14m (13' 11" x 13' 7") (MAXIMUM)

Three double glazed windows, part tiled walls. Range of base, wall and drawer units having roll top working surfaces, single drainer stainless steel sink unit with a mixer tap and plumbing for an automatic washing machine.

Landing:

Bedroom: 3.6m x 3.04m (11' 10" x 10' 0")

Double glazed Veluse window, wall mounted heater.

Shower Room:

Double glazed window, wall mounted heater, light/shaver point. Shower cubicle with 'Mira' shower, hand wash basin, low level w/c.

UNIT TWO:

Lounge: 6.81m x 4.11m (22' 4" x 13' 6")

Entrance door, two double glazed windows, fireplace. There is a potential for a fitted kitchen to be installed.

Bedroom: 4.15m x 3.53m (13' 7" x 11' 7")

Veluse double glazed window, fitted wardrobes and cupboards.

Shower Room:

Shower cubicle, hand wash basin, low level w/c and veluse double glazed window.

OUTSIDE:

To the front, being the south side of the main house, is a very good sized lawn with trees and shrubs together with a summerhouse. The gardens and grounds extend to approximately three quarters of an acre. There are various lawns together with gravelled parking areas for a good number of vehicles.

Outbuildings include:

Workshop/Garage - 7.78m x 4.86m (25' 6" x 15' 11") with wooden doors, concrete base and a fluorescent light strip and power.

Store/Workshop - 4.85m x 4.19m (15' 11" x 13' 9") with concrete base, two double glazed windows, fluorescent light strip and power.

Loosebox/Workshop (attached to the annex) - 5.23m x 4.40m (17' 2" x 14' 5") with electric, light and power.

Double Garage - 6.00m x 5.03m (19' 8" x 16' 6") with electric up and over door, rear personal door, fluorescent light strip and power on a concrete base. (The garage is relatively recently constructed).

Services:

Mains electricity and water.

Private drainage.

Propane gas

Oil fired central heating.

Tenure:

Freehold.

Vacant possession on completion.

