



Walnut House, Church Lane, Westonzoyland, TA7 0EP

£545,000

Freehold

COOPER  
AND  
TANNER



# Walnut House, Church Lane, Westonzoyland, Bridgwater, TA7 0EP

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 5  6  3 EPC D

£565,000 Freehold

## Description

When entering through the large front door, you are welcomed with a wide, inviting hallway which leads to the three principal reception rooms, the Kitchen / Dining Room, Sitting Room and Lounge. The Sitting Room is dual aspect, with character beams, beautiful wood burning stove and tiled flooring. The large Lounge is currently being used as a Dining Room, with front facing aspects, stairs rising to the first floor and another log burner with inset features and exposed beams. The country - style galley Kitchen / Dining Room is filled with charm and character, with the original stove acting as a delightful feature near the dining area. From the Kitchen, there is a utility / second kitchen, shower room, reception room and large double bedroom. This area could be easily closed off to create a self-contained annexe or kept open for easy access to friends or relative.

On the first floor, there are four bedrooms, a family bathroom and a separate shower room. There is another set of stairs leading up to two beautiful attic rooms. The attic rooms are full of character, with exposed beams, trusses and joists. One room is being used as a delightful study / reading room and the other as an additional, occasional bedroom.

## Outside

Entering through the gated entrance to the front garden, there is a delightful pathway leading across a manicured lawn, past the mature silver birch tree with a herbaceous bed bordering the property. The path continues around the property to the rear garden and opens into a large patio, perfect for outside dining and entertaining. With several mature shrubs and trees, this large, secluded garden backs onto a field. There is an additional shed with a double bonded oil tank tucked neatly away from sight.

## Agents Notes

- 1) There is a right of way affecting the property, for more information please contact Cooper and Tanner Bridgwater on 01278 455255.
- 2) The property owns a Thermodynamic Panel, for more information on this, please contact Cooper and Tanner Bridgwater on 01278 455255.

## Services

Mains Electricity and Water, Septic Tank and Oil-Fired Central Heating. Systems and services have not been tested.

## Directions

What3Words: [///speedily.initiates.promises](https://www.what3words.com////speedily.initiates.promises)









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Approximate Area = 2281 sq ft / 211.9 sq m

For identification only - Not to scale



**RICS** Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2023. Produced for Cooper and Tanner. REF: 936706

## Local Information for Westonzoyland

**Local Council:** Sedgemoor District Council

**Council Tax Band:** E

**Heating:** Oil

**Services:** Mains Electricity and Water, Private Drainage



### Train Links

- Bridgwater – Main Line
- Taunton – Main Line



### Nearest Schools

- Westonzoyland Primary School
- Bridgwater College Academy





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