

Main Road

Westonzoyland, TA7 0EB

COOPER
AND
TANNER



Asking Price Of £535,000 Freehold

A stylish and deceptively spacious detached barn conversion, tucked away in a secluded spot near the heart of the village. This contemporary home is as suited to busy family life as it is to those seeking sociable open-plan living. Four excellent size bedrooms with a fifth/office and two ensembles.

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KEY FEATURES:

This superb barn conversion captures the best of contemporary open-plan living, whilst retaining character features and a real charm that can only be appreciated once inside. The property is reached over a brick paved drive shared only with one neighbouring property, and leading to this secluded plot well back from the road. Double gates open into the private forecourt which provides off road parking for three/four cars. Here there is also a generous summerhouse which could provide additional work space, a games room or simply useful storage as required. The main entrance is sheltered from the elements, and opens into a reception hall, from here you'll find access to a cloakroom, a large study offering potential for a fifth bedroom, and the expansive open-plan living accommodation. This beautifully free-flowing space has a tiled floor with under floor heating throughout and offers a large sitting area with ample room for several comfy sofas. Dual aspect windows and double doors to the garden, facilitate plenty of natural light, as well as a great indoor/outdoor flow in the warmer months. A generous dining area is situated between the living and kitchen spaces, offering ample space for dinner guests. The impressive kitchen boasts a comprehensive range of modern fitted wall and base units, including centre island, with a combination of granite and composite worktops and one and half bowl drainer sink. Integral appliances include an eye level oven and grill, six-ring hob with cooker hood over, dishwasher and fridge/freezer. Completing the ground floor is the separate utility room, which allows for laundry appliances away from the open-plan areas.

Moving to the first floor, we are sure potential buyers will be both surprised and impressed with the four generously proportioned double bedrooms (one of which is currently set up as a large dressing room, but could easily be returned). Each enjoys its own character, with partially vaulted ceilings and unique aspects. The principal suite benefits from fitted wardrobes as well as a superbly appointed ensuite shower room. The second bedroom also offers ensuite facilities to match, providing the ideal guest suite. A spacious modern bathroom serves the remaining bedrooms, with a four piece suite including separate freestanding bath and shower cubicle.

The rear garden provides a private and well maintained plot that is in equal measures; practical, attractive, and relatively low maintenance. A large deck spanning the rear elevation delivers a sheltered spot for entertaining or dining alfresco, while the level lawn extending through most of the remaining space, provides child and pet friendly space to roam, bordered by a variety of shrubs and fully enclosed by close board fencing. This is certainly a garden to be enjoyed for most of the year, without intensive upkeep.

SERVICES:

Mains electric, water and drainage are connected, and oil-fired central heating is installed under floor to both storeys. The property is currently banded F for council tax, within Somerset Council. Ofcom's online service checker states that external mobile coverage is likely with four major providers, and that Superfast broadband is available in the area.

LOCATION:

The property is located in the sought-after village of Westonzoyland, famous for The Battle of Sedgemoor. The village offers a local shop, butchers', pub, church, village hall and primary/pre-school. The close by town of Bridgwater offers a main line train station, access to the M5 at junctions 23 and 24, and a wide range of amenities to be expected of a large town including High Street shopping, retail parks, restaurants, theatre and schools. Bristol Airport is within a 45 minute drive and renowned Millfield School and Clarks Village are found just 9 miles away in Street.

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 (barring adverse weather).





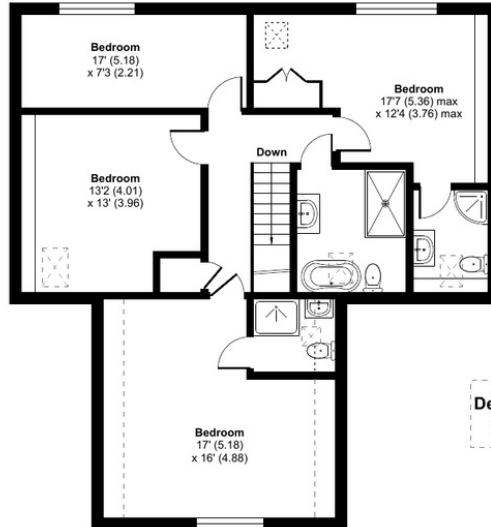
Court Barn, Main Road, Westonzoyland, TA7

Approximate Area = 1901 sq ft / 176.6 sq m

Limited Use Area(s) = 49 sq ft / 4.5 sq m

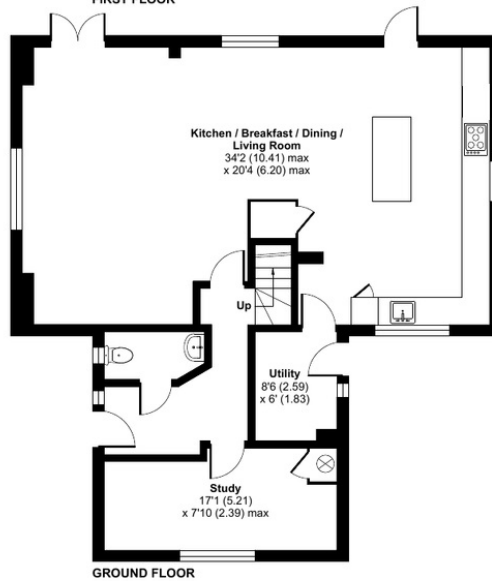
Total = 1950 sq ft / 181.1 sq m

For identification only - Not to scale



Denotes restricted head height

FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2024. Produced for Cooper and Tanner. REF: 1124784

STREET OFFICE

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