



Moor Row Farm, Merry Lane, East Huntspill, TA9 3PS

£700,000 Freehold

COOPER  
AND  
TANNER



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 4  3  1 EPC E £700,000 Freehold

## Description

A welcoming four-bedroom farmhouse, with practical layout and a warm inviting interior, adjacent to several useful outbuildings with plenty of potential for development, with gardens and ample parking.

The house is surrounded on three sides by gardens, mainly laid to lawn, with five-bar gated entrances on two sides. At the front of the house an expanse of driveway provides parking for multiple vehicles. There are three stone outbuildings which provide plenty of storage and have the potential to be converted for other uses (subject to consents/building regs).

The entrance to the farmhouse encompasses a large boot room offering substantial space for storage and to accommodate muddy boots and paws. From here there is an open plan utility area with storage and space for white goods, a pantry and separate cloak room. The inviting farmhouse kitchen with Aga, stable door and exposed beams is a warm hub of this home. Smart dark-grey units provide ample storage and house inbuilt appliances including a dishwasher, oven, microwave and induction

hob. Kitchen table and chairs fit comfortably into the space, and a glazed door leading out to the back garden makes for easy access for alfresco entertaining. Across the rear of the house, the property has been extended to incorporate an extensive garden room, linking to the sitting room to the dining room and creating a satisfying circular flow through the living spaces, and providing room for a home office. Windows span the width of the garden room and sliding doors lead out to the garden, making this a bright and versatile space. The adjoining sitting room creates a cosier space in which to relax, whilst the dining room, with its feature fireplace provides a more formal space for entertaining.

Decorated in neutral tones, the upstairs space feels light and airy. There are four double bedrooms, each with views across the open countryside and gardens. A couple of steps lead down to the spacious principal bedroom which includes a large built-in wardrobe. The family bathroom with wooden floor, features a modern white suite and contemporary tiles.









## Location

The village of East Huntspill offers a range of facilities including a church, cricket ground and a village hall. Local clubs include Gardening Club, Art Club and Short Mat Bowls Club. There are excellent transport connections to both the M5 (2.5miles) 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 seaside town of Burnham-on-sea offers a wide range of facilities. The nearest schools are East Huntspill Primary School followed by King Alfred Senior School. There is also the three-tier Wessex Learning Trust nearby with the First School in the local village of Mark, Hugh Sexey Middle School in Blackford and Kings of Wessex Academy in Cheddar.

## Directions

From Wedmore, proceed towards the village of Mark and onto Mark Causeway. Continue along the Causeway and into Watchfield, turning left onto B3141 / Church Road towards Bason Bridge. After 0.5km turn left onto Merry Lane. After 0.5 miles the property is situated on the right hand side.



**Local Information** East Huntspill

**Local Council:** Somerset

**Council Tax Band:** E

**Heating:** Electric and solid fuel

**Services:** Mains electric and water. Private drainage

**Tenure:** Freehold



### Motorway Links

- M4
- M5



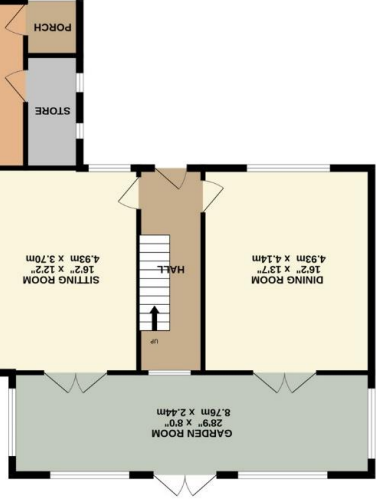
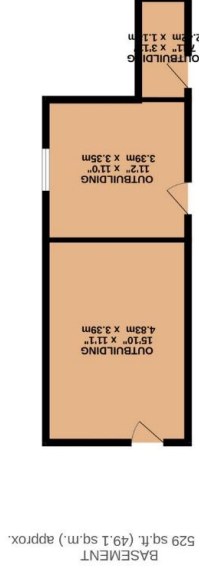
### Train Links

- Highbridge train station



### Nearest Schools

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



TOTAL FLOOR AREA : 2567 sq.ft. (238.5 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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