

PETHERTON PARK

gth

NORTH PETHERTON





The Old Stables, Petherton Park, North Petherton, Somerset, TA7 0DT

Bridgwater 3.5 miles; Taunton 11.1 miles; Bristol 41.2 miles

 1  3  2  140.8sqm

A beautifully presented period barn, converted in early 2000's and situated in the exclusive Petherton Park. Attractive courtyard garden and parking to the front.

Freehold Guide Price £400,000

DESCRIPTION

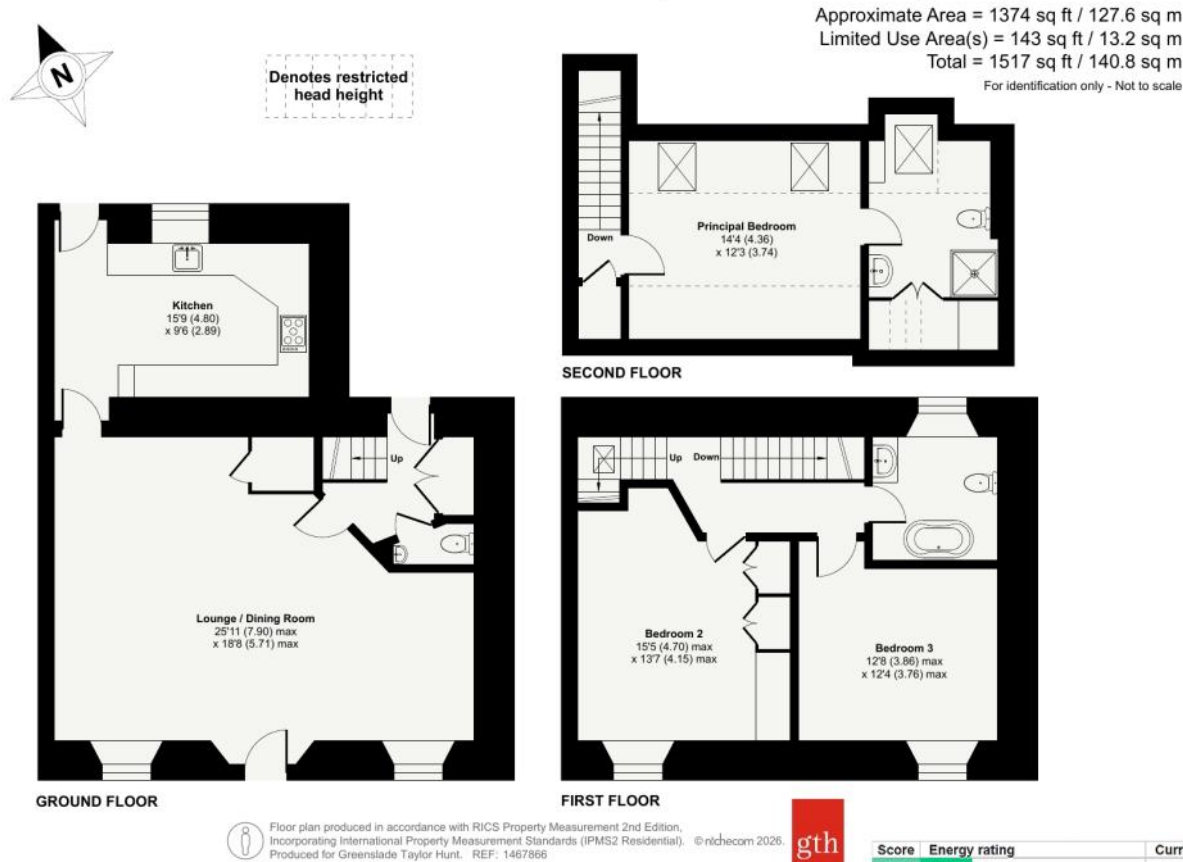
The Old Stables is a period barn, believed to date back to the 1800's and sympathetically converted in the early 2000's. The property is full of character with solid oak windows and doors, along with wooden floors and beamed ceilings. Situated at the end of a row of similar properties, within the exclusive Petherton Park. The current owners have maintained and improved the property during the last 4 years with a replacement kitchen in 2022.

A solid oak, stable door opens into the extensive, open plan lounge/dining room. This room is a particular feature of the property and is light and airy, providing an ideal family space for relaxing and entertaining. There is a useful understairs storage cupboard and doors opening into the kitchen and inner hallway. The kitchen has a stone tiled floor and is fitted with a beautiful range of units with built-in dishwasher, fridge/freezer and freestanding range style cooker. A stable door opens out to the rear garden. Returning into the property and within the inner hall is a WC, two useful storage cupboards; one of which houses the boiler, door leading out to the rear and oak staircase rising to the upper floors. On the first floor there are two double bedrooms with views and a beautiful family bathroom with freestanding roll top bath and attractive vanity sink. The second floor provides a further double bedroom with eaves storage and a good sized ensuite with shower cubicle and an additional storage cupboard.



THE OLD STABLES

The Old Stables Petherton Park, North Petherton, Bridgwater, TA7



An early viewing is essential to fully appreciate this lovely property in an idyllic location.

OUTSIDE

Outside, the property is approached to the front over a lane which services 3 other properties. The front is laid to attractive paving and there is parking for 2 to 3 vehicles. To the rear, there is a courtyard area laid to block paving which provides an ideal space for alfresco dining and summer entertaining, with open outlook over fields beyond.

SERVICES & OUTGOINGS

We understand that mains electric are connected to the property. Private water and drainage. Oil fired central heating.

Council Tax: *Somerset Council—Band E.*

Maintenance/service charges: £40 a month for private water and drainage and £4000 per annum for maintenance of private lane.

SITUATION

The property is situated within the highly sought after Petherton Park. Located on the edge of North Petherton and conveniently placed for commuting, with the M5 motorway being approximately 2 miles distance. North Petherton has a good range of facilities and amenities, including; dentists, doctors, church, Tesco express, convenience stores, hotels, public houses, cafes and an Indian restaurant. In addition there are 2 primary schools, both approximately 2 miles distance. Petherton Park is an attractive area of farmland and woodland with a pretty brook running through.

DIRECTIONS

What3words:///treat.mint.scope

ADDITIONAL INFORMATION

Broadband: the vendors are currently using Starlink.

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a HIGH RISK from River/Sea and VEY LOW RISK from Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).

Construction Type: Stone Walls and Slate and Tile Roofing.

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.



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VIEWING

Strictly by appointment with the agents
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