

COXHILL

gth

NORTH NEWTON





Turners Farm, Coxhill North Newton, Somerset, TA7 0BT

Taunton Town 8.3 miles; M5 Junction 25, 6.9 miles; Bridgwater 6 miles

 3  5  2  217 Sq m

A beautifully presented period farmhouse recently renovated to an exceptionally high standard together with a detached barn with residential consent set in generous gardens and grounds extending to just over 1 acre.

Freehold Guide Price of £800,000

DESCRIPTION

This stunning period farmhouse has been completely renovated by the current owners to an exceptionally high standard whilst retaining all the character and features of the period. Constructed of stone and brick elevations under a pitched tiled roof, the accommodation enjoys oil fired central heating and double-glazed windows throughout. The property has a traditional layout with a central cross passage hallway with reception rooms to either side, both of generous proportions and features Inglenook fireplaces with bread ovens, exposed brick work and heavy beams. Off the sitting room is a storage/study area along with a corner staircase giving rise to the first floor. The kitchen/dining room lies to the rear extending to over 10 metres in length and is fitted with a range of modern base and wall units containing several integral appliances. Bi-folding doors flow out to a courtyard and an opening leads through to the downstairs sleeping accommodation, comprising three bedrooms, a shower room and separate WC. The layout is conducive to several different uses and multiple generational living. Upstairs is a large landing, two generous double bedrooms and a three-piece Jack & Jill bathroom.

OUTSIDE

The property is approached off a quite country lane over a gravel drive which rises, flanked on either side by lawned gardens. The

drive leads to a parking and turning area for several vehicles to the rear of the house which also gives access to a detached Dutch barn with lean-to. The barn is currently pending planning for residential consent (37/26/00008) but could also be utilised for garaging, workshops, gym, home office or other alternative uses subject to any necessary consent. In total, the property extends to just over 1 acre. There is the option to buy a traditional barn with planning consent by separate negotiation. Please contact the selling agent for further details.

SERVICES & OUTGOINGS

We understand that mains electric, oiled fired central heating, mains water and private drainage to Sewage treatment plant .

Council Tax: *Somerset Council—Band E.*

SITUATION

The property is situated on a no through road enjoying an elevated position overlooking open countryside. The village of North Newton lies approximately 6 miles from Taunton providing a primary school, local pub, cafe and easy access to the Taunton to Bridgwater canal providing course fishing and towpaths for walking and cycling. Also within walking distance is The Boat Centre with bar and roaming caterers. Taunton itself is renowned for its extensive range of shopping, educational, sporting and cultural facilities, along with access to the M5 motorway at Junction 25 Blackbrook. There is also a mainline intercity rail link, London Paddington being about 2 hours away.

DIRECTIONS

What3words:///daisy.lentil.outbound

ADDITIONAL INFORMATION

Broadband: FTTP—Superfast broadband is available—highest available download speed 48 Mbps, highest available upload speed 8 Mbps. (Openreach).

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 VERY LOW RISK from River/Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).





VIEWING

Strictly by appointment with the agents
Greenslade Taylor Hunt.

13 Hammet Street, Taunton, Somerset, TA1 1RN

Email: residential.taunton@gth.net

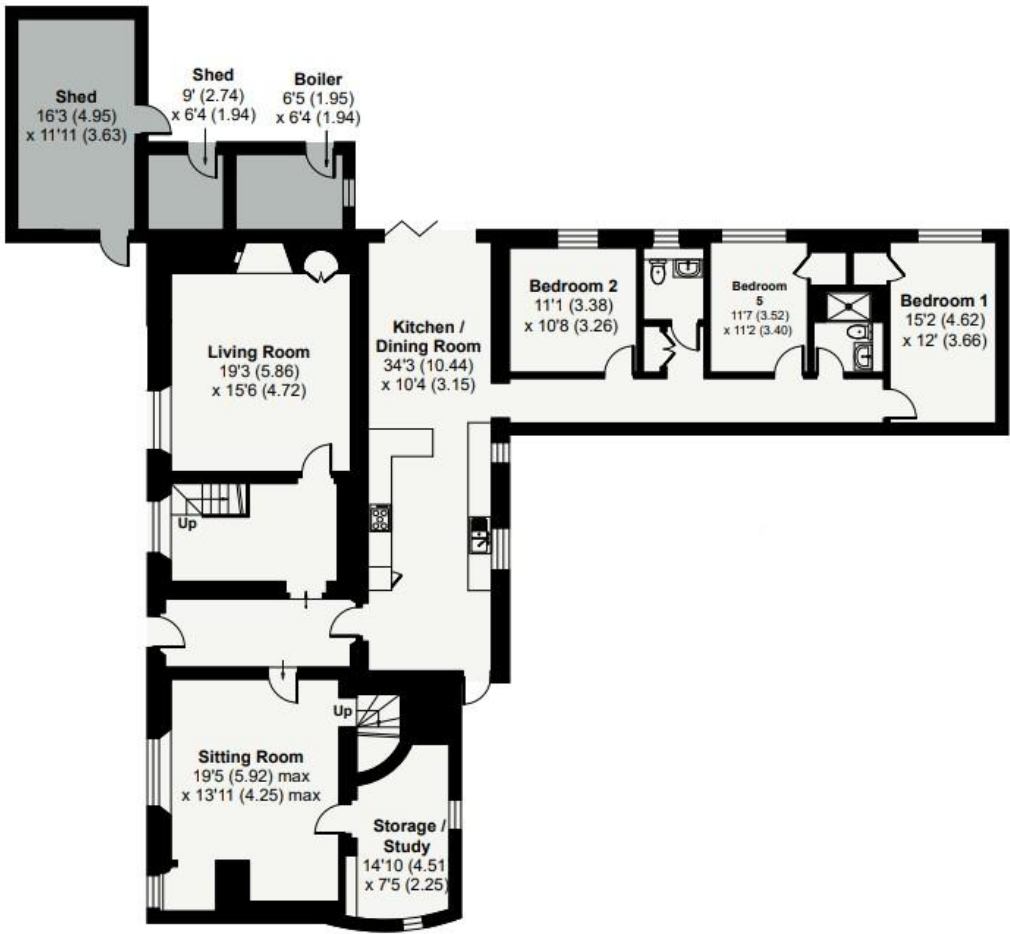
Tel: 01823 277121 | Ref: TAU250684

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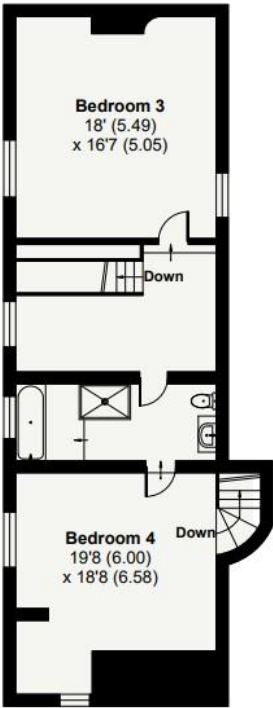
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Approximate Area = 2950 sq ft / 274 sq m
Outbuilding = 2305 sq ft / 214.1 sq m
Total = 5255 sq ft / 488.1 sq m

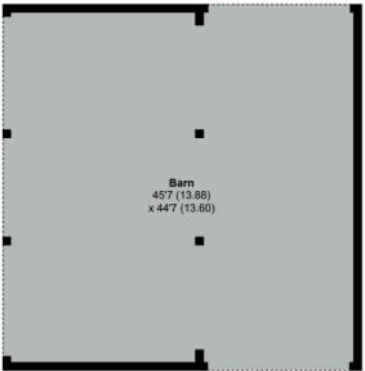
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



DUTCH BARN

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	82 D	67 D
39-54	E		
21-38	F		
1-20	G		

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.

