

THE LINHAY

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CANNINGTON





The Linhay, Blackmore Lane Cannington

Bridgwater, Somerset, TA5 2NG

Bridgwater 5.4 miles; Taunton 12.5 miles; Bristol 41.3 miles

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  1
  75.3sqm

An attractive detached single storey barn conversion situated in a picturesque rural location. Good sized garden and parking for several vehicles. No onward chain.

Freehold Guide Price £375,000

DESCRIPTION

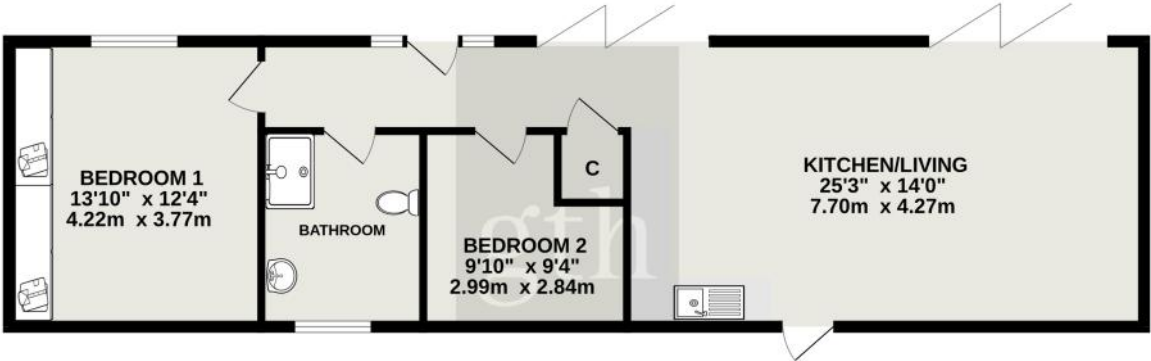
The Linhay is one of 6 barns which were sympathetically and beautifully converted between 2022 and 2024. Situated in a rural setting on the edge of the popular and convenient village of Cannington. The property is now available with no onward chain. The accommodation is arranged over a single storey and briefly comprises; an entrance door opens into the welcoming hallway with useful storage cupboard and doors leading into two bedrooms and a shower room with walk-in shower, WC and vanity sink unit. The hall opens into a fantastic living room/kitchen with vaulted ceiling and two sets of bi-fold doors leading out to the garden. The kitchen area is well-fitted with a modern range of wall, base and drawer units, Island and integral appliances to include; eye level oven, hob, dishwasher and fridge freezer with wood work tops. An early viewing is essential to fully appreciate this lovely home with countryside views.

OUTSIDE

The Linhay has the benefit of fabulous views over surrounding countryside. To the rear of the property there is a paved area and raised bank which is laid to lawn. To the front, the garden is again laid to lawn with post and rail fence and pathway along the side. A

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GROUND FLOOR
811 sq.ft. (75.3 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	77 C	
55-68	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.

gravelled area provides parking for several vehicles and could be a suitable space for a garage or carport, subject to planning.

SERVICES & OUTGOINGS

We understand that mains electric and water are connected to the property. Sewage treatment plant for drainage and Air Source Heat Pump fired central heating. **Council Tax:** *Somerset Council—Band D.*

Maintenance Charges: Maintenance charge for the shared access track. Cost split between 6 properties. Cost for 2025 was £460.

SITUATION

Situated in a rural, yet readily accessible location in the gently undulating countryside between the Quantock Hills and the Bristol Channel. Conveniently located to access Taunton, Bridgwater and the main routes of communication. The local public house may be found a short walk to the west of the property whilst the village of Cannington to the north provides a useful range of every day services including a primary school, health centre, post office and several shops, together with its renowned agricultural college. Bridgwater affords a more extensive range of shopping and scholastic services, together with access to the M5 motorway at either Junction 23 or Junction 24. Taunton, about 12 miles to the south west, affords a further extensive range of commercial, recreational and educational facilities. Main line Intercity rail connections are available at Taunton and Bridgwater with airports at Exeter and Bristol.

DIRECTIONS

What3words:/// rigs.expansions.stems

ADDITIONAL INFORMATION

Broadband: Standard broadband is available—highest available download speed 16 Mbps, highest available upload speed 1 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 MEDIUM RISK of Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).

Construction Type: Stone built with roof tiles.



VIEWING

Strictly by appointment with the agents
Greenslade Taylor Hunt.

31-33 High Street, Bridgwater, Somerset, TA6
3BG

Email: residential.bridgwater@gth.net

Tel: 01278 425555 | Ref: BRI26012

GREENSLADE TAYLOR HUNT
www.gth.net