THE STABLES AT HUNTERS MOON

gth

HOLFORD









The Stables At Hunters Moon,

Holford, Bridgwater, Somerset, TA5 1SE

Bridgwater 11.3 miles; Taunton 15.5 miles; Bristol 57.3 miles

3 | 2 | 2 | 162.7sqm

A charming detached residence situated in a tucked away location at the foot of the Quantock Hills with fantastic countryside views. Attractive gardens, garage and ample parking. Total plot approx. 0.93 acres. No onward chain.

Freehold Guide Price £600,000

DESCRIPTION

The Stables at Hunters Moon was converted we believe in the 1930's and has been well-maintained and updated in more recent year. This well-presented family home is situated in a picturesque and desirable location with fabulous views of neighbouring farmland and countryside beyond. The total plot extends to approximately 0.93 acres and provides opportunities as a small holding and has potential for equestrian use. The property is now offered for sale with no onward chain. The well-planned and versatile accommodation is arranged over two floors and briefly comprises; an entrance door opens into a spacious and well-lit hallway with staircase rising to the first floor and doors leading into the kitchen area and living room. The open plan kitchen and living/dining room is a fantastic family space but could be separated with the addition of a partition wall, if desired. Currently, the kitchen is fitted with a modern range of units and includes and integrated double NEFF oven, four ring induction hob top with extractor fan above, ceramic sink, integrated solid fuel Rayburn and breakfast bar with storage. A useful utility with separate WC can be found adjoining the kitchen. The living/dining area enjoys wonderful views over the countryside, a wood burning stove on a brick hearth, solid oak beams, and a built-in storage cupboard. Leading off the dining area is a home office which could also be utilised as a ground floor bedroom. A

door opens into the veranda/sun terrace which further leads into a hobbies room/workshop. On the first floor a spacious landing offers access into a shower room and three double bedrooms. All of the bedrooms benefit from fabulous views and the principal bedroom has fitted wardrobes and an ensuite bathroom. An early viewing is strongly recommended to fully appreciate this lovely family home.

OUTSIDE

You will enter the property through double timber gates on to a generous driveway with a double garage which has the potential to be converted into a stable, subject to any planning requirements. A gate opens to a lawned garden currently occupied by poultry, giving way to a tree lined paddock. There is also access to the land through a gate way to the left of the driveway where you will find a storage container perfect for machinery and garden tools. Adjacent to the garage there is a pretty stone chipped and paved sun terrace leading on to the driveway where you will find an open veranda, perfect for relaxing, dining and entertaining on summer evenings.

SERVICES & OUTGOINGS

We understand that mains electric and water are connected to the property. Septic tank for drainage, electric fired and LPG fired central heating. **Council Tax:** *Somerset Council—Band E.* **Maintenance/Service Charges:** Shared lane with neighbouring property. Split hedging costs/lane repairs as and when it's needed.

SITUATION

Located on the edge of the village of Holford and situated at the foot of the Quantock Hills. The village of Holford hosts the Combe House Hotel and restaurant renowned for its home cooking and the Plough Inn is a short walk away. Local amenities can be enjoyed at the nearby villages of Kilve and Nether Stowey with the latter having several pubs, healthcare centre, post office and a convenience store amongst others. The County Town of Taunton falls within a 13 mile drive of the Quantock Hills where an extensive range of shopping, scholastic and educational facilities can be found. Taunton hosts a direct line train link to London Paddington and access can be gained from the M5 motorway via Bridgwater. Bridgwater is around 10 miles to the east where you will also find an extensive range of shopping and leisure facilities.

DIRECTIONS

What3words:/gurgled.builds.massaged—From Bridgwater follow







the A39 for approximately 9 miles, through the village of Nether Stowey and just before reaching the village of Holford take the turning right onto Portway Lane. Continue along this road and on into Corewell Lane. After a short distance a GTH 'For Sale' board will identify the lane leading to the property at the entrance of Hunters Moon.

ADDITIONAL INFORMATION

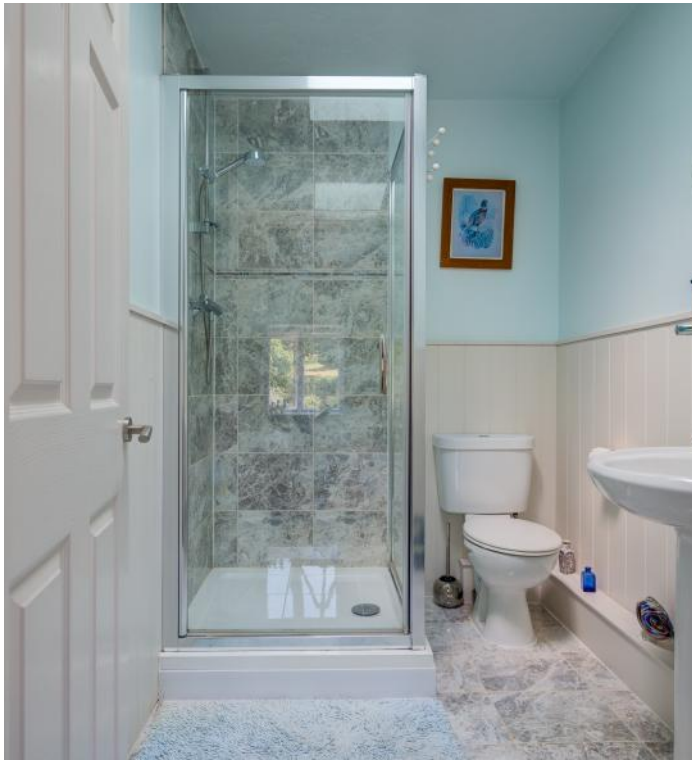
Broadband: Standard broadband is available—highest available download speed 16Mbps, highest available upload speed 1 Mbps. (Openreach).

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 Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).

Construction Type: Timber front elevation with bricks and roof tiles.







VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

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GREENSLADE TAYLOR HUNT
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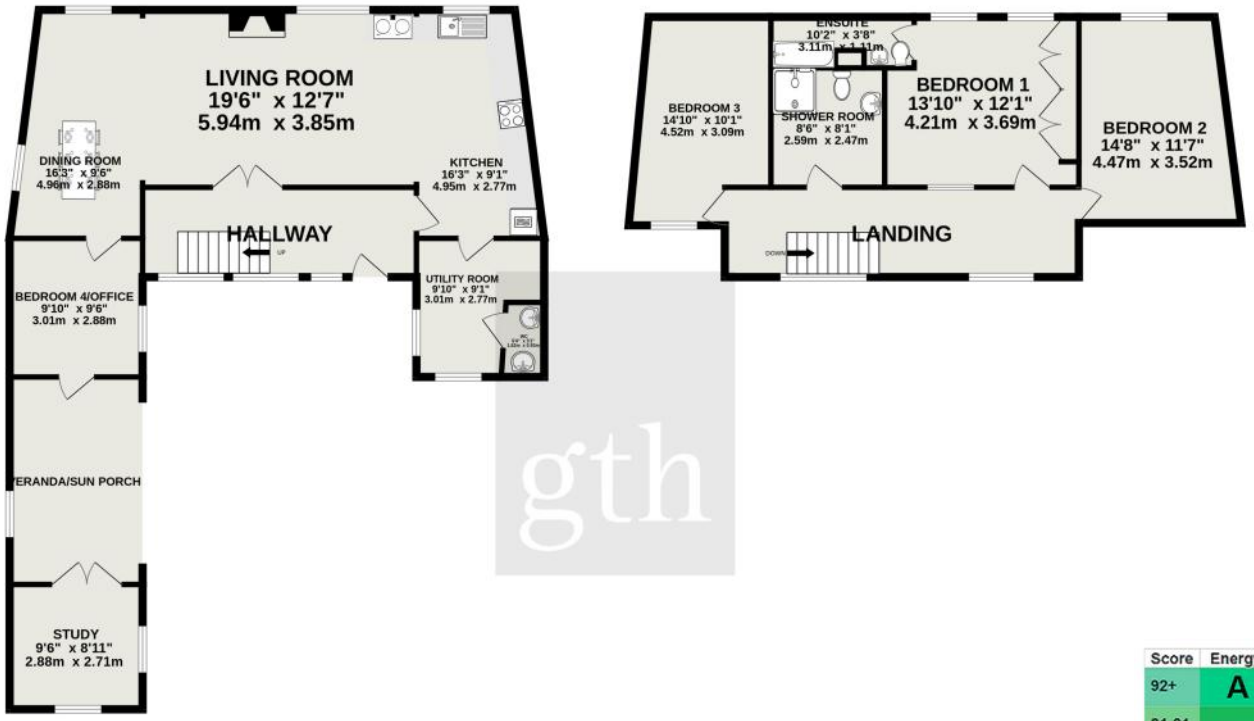
THE STABLES

GROUND FLOOR
1751 sq.ft. (162.7 sq.m.) approx.



TOTAL FLOOR AREA : 1751 sq.ft. (162.7 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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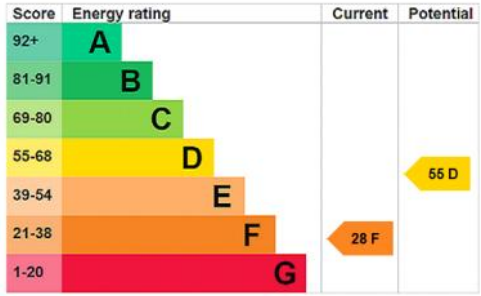

IMPORTANT NOTICE

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.


WIPE YOUR FEET







