Moor Road

Moorlinch, TA7 9BU

COOPER AND TANNER

Asking Price Of £350,000 Freehold

A superbly presented and deceptively spacious detached 17th century cottage that tastefully combines character features with modern conveniences. Situated in a picturesque village setting on the southern side of the Polden Hills and featuring a charming cottage style garden that's ideal for entertaining.

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ACCOMMODATION:
The property is accessed principally at the front elevation where the attractive cottage-style double-glazed timber door opens into the welcoming reception room at the heart of the property. Here you will find a wealth of character and period features that are present throughout most of the accommodation, including exposed ceiling beams, flagstone floors, a large inglenook-style fireplace and timber-framed double-glazed windows. This well-proportioned reception space could provide a formal dining room as required. The accommodation leads in opposite directions from here. On one side you will find a spacious and sociable open-plan kitchen/diner with a comprehensive range of fitted base level cabinetry in a shaker-style, with solid wooden work surfaces and upstands over, a twin Belfast sink with mixer tap and integral ceramic hob with cooker hood over and electric oven below. The 'Alpha' Aga-style cooker provides additional cooking facilities and there is further space and plumbing for a washing machine, tumble dryer and American-style fridge freezer. A double-glazed stable-style door at the rear opens to a lobby with access to a WC, as well as to the rear garden. The separate sitting room at the opposite elevation, also features an impressive inglenook-style fireplace with a fitted log-burning stove for cosy nights in front of the fire. Stairs rise to a split-level landing, from which there is access to three excellent size bedrooms and the family bathroom. Here you'll also find a stable style door to the rear garden. All three bedrooms could accommodate double beds if required and feature dual-aspect windows, with two benefitting from a range of fitted wardrobes. The master bedroom also enjoys access to its own en-suite shower room. The light and airy family bathroom features the ideal blend of a contemporary suite with traditional cottage style decor, with half-height wooden panelling and tiled walls to wet areas. The suite comprises a claw-foot high-sided bath, high level flush WC and pedestal wash basin.

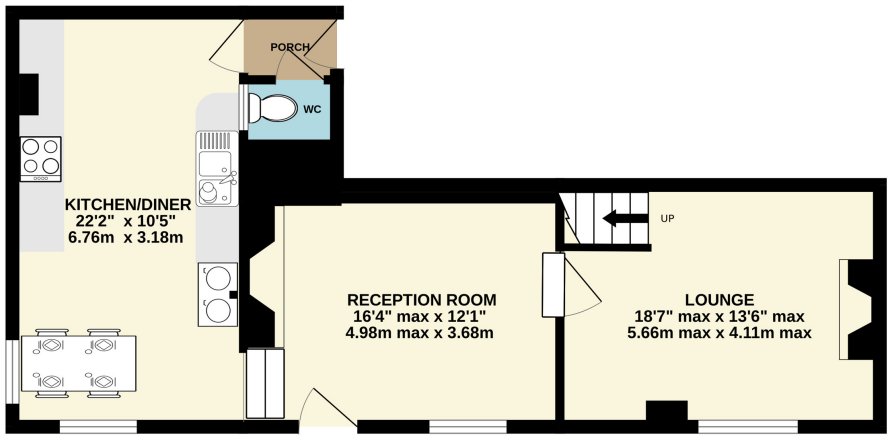
OUTSIDE:
This unique plot offers a variety of hidden nooks in which to enjoy a quiet moment to yourself, or to entertain friends and family in privacy. There are two patio areas to accommodate this, with the first found immediately to the rear of the cottage, and the second accessed via steps leading to a secluded terrace. A hardstanding at the far corner of the garden provides a suitable space for a shed or summerhouse and a landscaped area at the side of the property offers the opportunity to create a vegetable garden or family friendly recreation space as required. A range of mature planting to the borders, creates a wonderfully green and vibrant space, without the need for regular intensive maintenance.

SERVICES:
Mains electric, water and drainage are connected, and oil-fired central heating is installed. The property is currently banded C for council tax, within Somerset Council. Ofcom's service checker states that external mobile coverage is likely with four major providers, whilst Ultrafast broadband is available in the area.

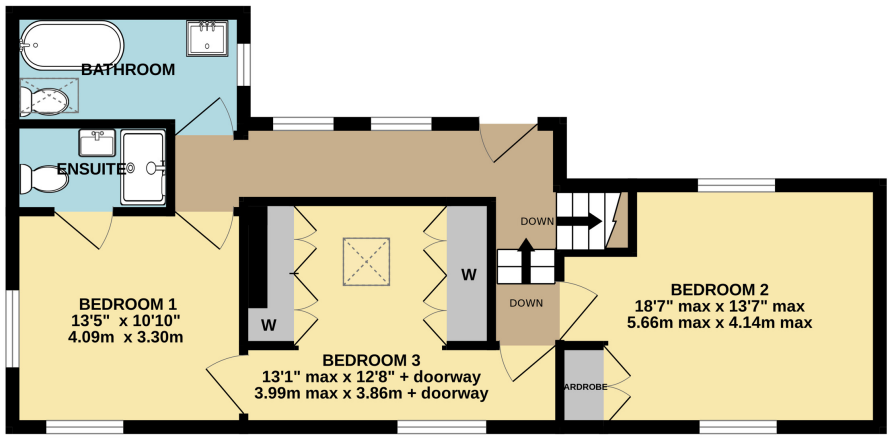
LOCATION:
The picturesque village of Moorlinch offers local facilities such as a church and public house, with a large convenience store and health clinic found just 2 miles away in nearby Edington. The village is nestled on the southern side of the Polden Hills and conveniently located for access to the M5 (junction 23), A361 to Taunton and to the A39. Street is approximately 7miles away, where quality secondary schooling is available at the renowned Millfield Senior School, Crispin School and Strode College. Shoppers enjoy the added bonus of Clarks Village Factory Outlets and the town is well served by doctors and dentists, has indoor and outdoor swimming pools, sports and fitness clubs and a popular theatre/cinema. Bridgwater is also approximately 7miles away and offers a full range of educational, leisure and retail facilities. The county town of Taunton is approximately 16miles away and main line rail connections are available at Bridgwater and Taunton.

VIEWING ARRANGEMENTS:
Strictly through prior arrangement with Cooper and Tanner on 01458 840416. If arriving early, please wait outside to be greeted by a member of our team (barring adverse weather).

GROUND FLOOR



1ST FLOOR



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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COOPER AND TANNER

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