

Old School House, Goathurst, Nr. Bridgwater TA5 2DF £400,000

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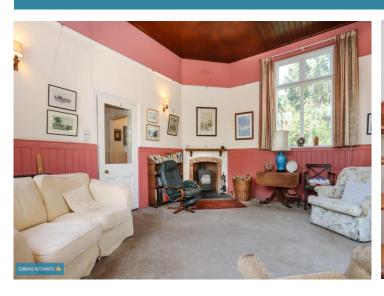
A highly unique three bedroom detached former School located in the heart of this popular village on the edge of the Quantock Hills. The property is situated in a picturesque setting and backs onto open farmland. Externally there is off road parking and garage to the front and large private garden to the rear. Internally the accommodation exudes character and charm and offers a spacious property layout arranged over two storeys. The property is ripe for reconfiguration and does require some up-dating internally. The accommodation has a combination of double and secondary glazing and warmed by oil fired central heating.

Tenure: Freehold / Energy Rating: G-13 / Council Tax Band: E

The sought-after rural village of Goathurst lies at the foot of the Quantock Hills, an area designated as being of Outstanding Natural Beauty, 4 miles from Bridgwater and 8 miles north of Taunton. The nearby village of Enmore offers a local village hall, a public house, eleventh-century church, and highly rated primary school. Enmore Golf Club, with its impressive club house, is close by. Rural activities can be enjoyed at nearby Durleigh Reservoir which offers sailing and coarse fishing facilities.

UNIQUE & HIGHLY INDIVIDUAL
THREE BEDROOM DETACHED HOUSE
BEAUTIFUL TENDED GARDENS
GARAGE
OFF ROAD PARKING
OIL FIRED CENTRAL HEATING
SEPTIC TANK DRAINAGE
PICTURESQUE VILLAGE
VIEWING HIGHLY RECOMMENDED











Main Reception Hall/Dining

Room Kitchen

Sitting Room

Inner Hallway

Bedroom 2

En-Suite Shower Room window.

Bedroom 3

Utility Room Bathroom window. Separate WC

First Floor

Bedroom/Living Room

Outside

18' 4" x 9' 8" (5.58m x 2.94m) Turning staircase to first floor.

Doors to inner hallway, sitting room and kitchen. 14' 8" \times 8' 5" (4.47m \times 2.56m) Dual aspect windows to rear and side, oil fired 'Rayburn' and range of built-in storage cupboards. Matching range of eye and low level units. Door to side path (covered).

 $18'0'' \times 14' 10''$ (5.48m x 4.52m) Triple aspect windows, high level panelled ceilings and open fireplace with cast iron multi fuel burning stove.

16' 10" x 3' 8" (5.13m x 1.12m) Doors to bedroom two, three, utility room, bathroom and separate WC. 14' 6" x 8' 8" (4.42m x 2.64m) Front aspect window. Builtin wardrobes. Door to;

8' 6" x 6' 1" (2.59m x 1.85m) Obscure side aspect

 $16' \ 6'' \ x \ 8' \ 7'' \ (5.03 m \ x \ 2.61 m)$ Front aspect window. Built-in wardrobes.

10' 5" x 8' 1" (3.17m x 2.46m) Side aspect window. 5' 10'' x 5' 7" (1.78m x 1.70m) Rear aspect obscure

 $4' 6'' \times 2' 9'' (1.37m \times 0.84m)$ Rear aspect obscure window. Airing cupboard.

 $27'0'' \times 20'7''$ (8.22m x 6.27m) Triple aspect windows to front and sides. Multiple built-in storage cupboards, airing cupboard housing factory lagged hot water cylinder with immersion heater. Hatch to loft space (over living room).

Garage to the side with off road parking with mains power $-16'\ 10''\ x\ 9'\ 7''\ (5.13m\ x\ 2.92m)$ vehicular door to front and pedestrian door to side. Two brick storage sheds behind the garage.

The rear garden measures approximately - 80' (24.37m) in width by 90' (27.41m) in depth. The garden enjoys a good degree of privacy and backs onto open farmland and is enclosed by stone walls to all sides.







GROUND FLOOR 1080 sq.ft. (100.3 sq.m.) approx. 1ST FLOOR 773 sq.ft. (71.8 sq.m.) approx.







TOTAL FLOOR AREA: 1853 sq.ft. (172.1 sq.m.) approx.

IOTAL FLOOR AREA: 1855 Sq.ft. (17.2.1 Sq.ft.) approx. tempt has been made to ensure the accuracy of the floorpian contained here, measurements lows, rooms and any other ferms are approximate and no responsibility is taken for any error, most statement. This plant is for flustrative purposes only and should be used as such by any chases. The beates to the contract of the contr







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Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.









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