



## Cider Barn, 2 Mill Farm Barns

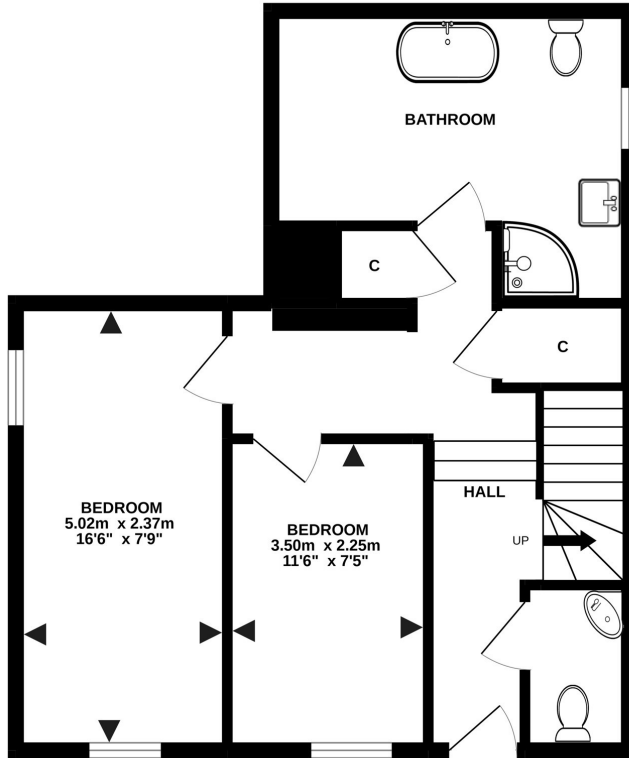
Watchet, TA23 0AZ  
£450,000 Freehold



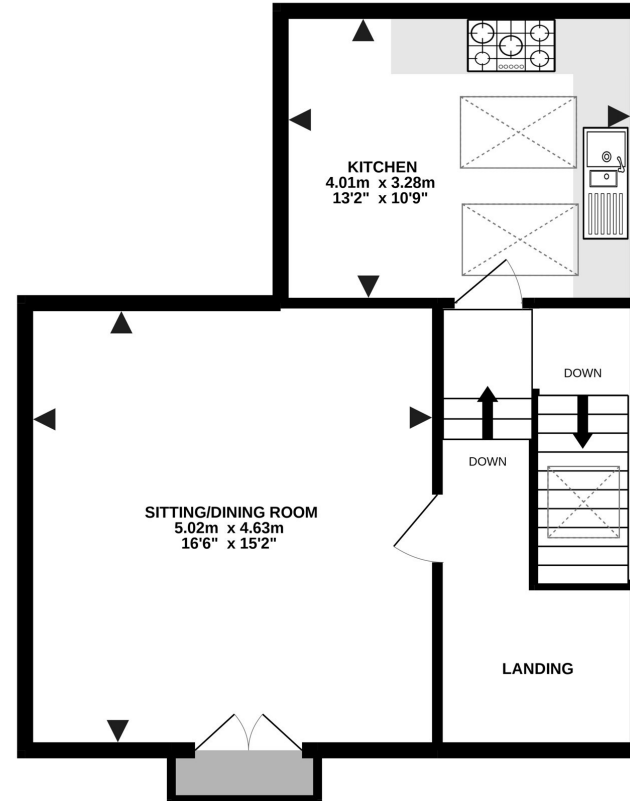
Wilkie May  
& Tuckwood

# Floor Plan

GROUND FLOOR  
46.8 sq.m. (504 sq.ft.) approx.



1ST FLOOR  
47.7 sq.m. (513 sq.ft.) approx.



TOTAL FLOOR AREA : 94.5 sq.m. (1017 sq.ft.) approx.  
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# Description

Situated in a tucked away position is this stunning semi detached barn conversion with 2 Garages and No Onward Chain.

- Semi Detached
- 2 Bedrooms
- Close to Town Centre
- 2 Garages
- Off Road Parking

**THE ACCOMMODATION COMPRISES IN BRIEF:** The property comprises a semi-detached barn conversion, converted approximately 15 years ago by a local builder to a very high standard. The barn has been run as a successful 5 star holiday let since its conversion and would now appeal to like minded investors or someone seeking a substantial property with character with the convenience of just being a few moments walk from the town centre, Marina and Harbour. The barn is of stone and brick construction with a modern inner skin under a slate roof with rendered elevations, and benefits from timber framed double glazing, gas fired underfloor heating and off road parking for 4/5 vehicles and a double garage.

The accommodation in brief comprises; Solid wooden door with inset viewing pane into Entrance Hall; with tiled floor and storage cupboard, under stairs Utility Cupboard; tiled floor, space and plumbing for washing machine. Downstairs WC, tiled floor, low-level WC, corner wash basin, mixer tap over, tiled splashback, cupboard housing Worcester Combi boiler for central heating and hot water. Bedroom One; aspect to side. Bedroom Two; double aspect, recessed storage cupboard. Family Bathroom, tiled floor, four piece white suite comprising panelled bath, tiled surround, low-level WC, pedestal wash basin, tiled splashback, light and shaver point over, corner shower cubicle, tiled surround, thermostatic mixer shower over, heated towel rail, vanity/dressing area.

Stairs to 1st floor, half landing with eaves storage cupboard, landing with Velux Window, aspect side, and Study area. Living Room; Juliet balcony, hatch to roof space, slate half with mock open fireplace with reclaimed oak beams, TV point.

Kitchen/Breakfast Room; two Velux windows, tiled floor, limed oak effect fitted kitchen cupboards and drawers under a rolled edge granite effect worktop with inset 1 1/2 bowl stainless steel sink and drainer, mixer tap over, integrated dishwasher, space for range oven, extractor fan over, space for tall fridge freezer.



**OUTSIDE:** There is off-road parking for at least five vehicles, with a small area laid to Astroturf enclosed by featherboard fencing, there are two precast concrete single garages, with up and over doors.

**AGENTS NOTE:** As the property has been run as a holiday let, the owner is happy to consider selling the contents subject to a separate premium. It should also be noted that the property is currently rated for Business Rates and an assessment by the VOA would be needed for council tax.



#### GENERAL REMARKS AND STIPULATION

**Tenure:** The property is offered for sale Freehold by private treaty

**Services:** Mains water, mains electricity, mains drainage, mains gas.

**Local Authority:** Somerset Council, Deane House, Belvedere Road, Taunton. TA1 1HE.

**Council Tax Band:** N/A—Business Rates.

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty

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Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

\*8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.



**Tel: 01984 634793**  
35 Swain Street, Watchet, Somerset, TA23 0AE

