

Coast & Country

PROPERTIES BY

Wilkie May & Tuckwood



The Mill Workshop

Roadwater, Watchet, TA23 0RE



An attractive detached modern 4 bedroom barn conversion, situated in the popular village of Roadwater with No Onward Chain.

An attractive Grade II Listed four bedroom (two en-suite) detached modern barn conversion, situated in the popular village of Roadwater, within the Exmoor National Park. Previously a workshop to the neighbouring Mill, the conversion offers light and spacious accommodation over three floors, with the benefit of oil-fired central heating, underfloor heating to all ground floor accommodation, modern hardwood double glazing, a generous garden, parking for a number of vehicles and No Onward Chain.

ACCOMMODATION



The accommodation in brief comprises; wooden front door with inset glazed panel into Entrance Hall; with wood effect tiled flooring, pleasant aspect over adjoining field. Downstairs WC; tiled floor, low level WC, pedestal wash basin. Squared archway from Hallway into Kitchen/Dining Room; with wood effect tiled floor to dining area, patio doors onto rear patio, squared archway into Kitchen; with a good range of sage coloured cupboards and drawers under a granite effect worktop with matching upstands, fitted electric oven with four ring hob and extractor hood over, integrated dishwasher, space for tall fridge-freezer. Door into Utility Room; with cupboards and units to match kitchen, space and plumbing for

washing machine, space for tumble dryer, Gledhill stainless steel hot water cylinder with immersion switch. Sitting Room; with double aspect, wood effect tiled flooring to match hallway, wood burner on a corner slate hearth. Open tread stairs from Hallway to First Floor Landing; aspect to side. En-Suite Bedroom; with aspect to rear overlooking the adjoining fields. Door into En-Suite Shower Room; with corner shower cubicle, multi panel surround, thermostatic mixer shower over, low level WC, wash basin, heated towel rail, light and shaver point. Bedroom 2; with aspect to rear, again overlooking the farmland, built in double wardrobe. Bedroom 3; with aspect to rear. Family Bathroom; with four piece white suite comprising



panelled bath, multipanel surround, low level WC, pedestal wash basin with light and shaver point over, corner shower cubicle with multipanel surround and thermostatic mixer shower over, heated towel rail. Door into Rear Hall; with winding staircase to En-Suite Bedroom; Velux window with views to the surrounding woodland and over the adjoining fields, steps up into dressing area. Door into En-Suite Shower Room; with

four piece suite comprising panelled bath, multipanel surround, low level WC, pedestal wash basin, large shower cubicle with multipanel surround and thermostatic mixer shower over, heated towel rail, eaves storage.

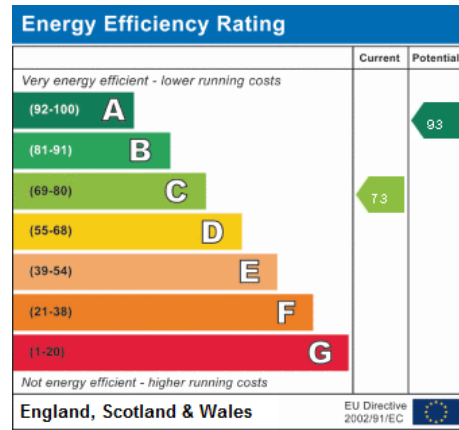


OUTSIDE

The property is approached over a recently re-surfaced shared driveway, leading to an off road parking area for at least three vehicles. The property stands in good sized gardens adjoining the Washford river with retaining walls built of local Capton sandstone and the gardens laid to lawn with a large decking entertainment area which forms part of the former Mineral Line Railway. To the rear of the house, there is a good sized wraparound patio laid to large slate slabs with reclaimed brick edgings.

ACCOMMODATION

Entrance Hall
 Downstairs WC
 Kitchen/Dining Room
 Utility Room
 Sitting Room
 Stairs to First Floor Landing
 En-Suite Bedroom 1
 Bedroom 2
 Bedroom 3
 Family Bathroom
 Winding Staircase
 En-Suite Bedroom



GENERAL REMARKS AND STIPULATIONS

Council Tax Band: E

Tenure: Freehold

Utilities: Mains water, electricity, sewage, oil fired central heating.

Parking: There is off road parking for at least three vehicles at this property.

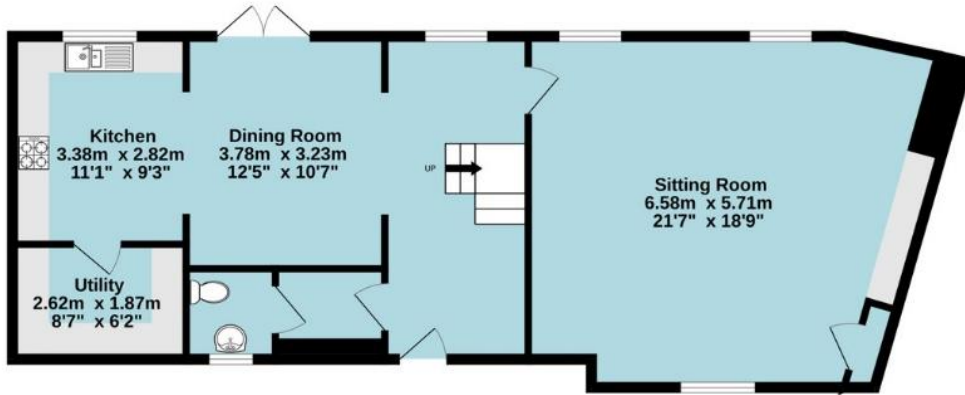
Broadband: For an indication of specific speeds and supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/broadband-coverage

Mobile: For an indication of supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/mobile-coverage

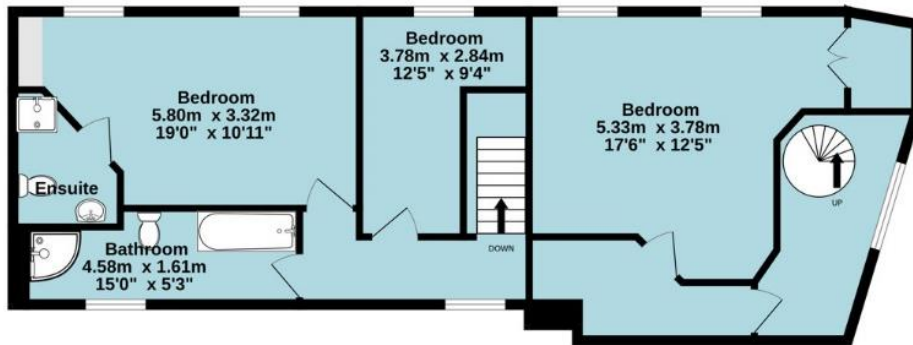
Flood Risk: For information relating to flood risk in the area, we would advise interested buyers to use the below government checker: flood-map-for-planning.service.gov.uk/location

FLOORPLAN

Ground Floor
78.6 sq.m. (846 sq.ft.) approx.



1st Floor
75.1 sq.m. (809 sq.ft.) approx.



2nd Floor
35.8 sq.m. (386 sq.ft.) approx.



TOTAL FLOOR AREA : 189.6 sq.m. (2041 sq.ft.) approx.

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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Roadwater, Watchet, TA23 0RE

PRICE: £675,000



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