

Connells

Willow Tree Farm .
Riding Gate WINCANTON

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Riding Gate WINCANTON BA9 8NQ

for sale
£450,000







Property Description

Situated within approximately 4-acres of land in semi-rural Somerset is this charming two-bedroom barn conversion - Welcome to Willow Tree Farm!

Perfected over the last 14 years or so, this home is built of steel and timber construction and has been upgraded in many ways, such as a newly fitted air source heat pump, solar panels and even air conditioning. The home itself is all on one level and features open plan living, marvellous character features and 2 bedrooms, both conveniently fit with en-suite shower rooms.

Alongside the living accommodation, there is a large building which is currently utilised as a dog-grooming studio - this building stands at just under 300 square feet and is fit with electricity, water, and waste. There are other outbuildings within this sizeable plot including a cabin (fit with electricity), a single garage and multiple mobile barns which are perfect for storage.

The land itself is separated into a c. 1-acre (APPROX) paddock in which the home and outbuildings are situated and a c. 3-acre field (APPROX) enclosed with wire fencing lending itself perfectly to equestrian/agricultural use (STPP). This stunning smallholding is not one to miss out on!

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase doesn't go ahead.

The Property

Entrance Porch

The entrance porch has a stable door.

Dining Room

The dining room has a window to the front of the property. It has a loft hatch, smoke alarm, airing cupboard, radiator and a log burner.

Kitchen

The kitchen has both wall and base units, an oven, extractor hood, a one and a quarter bowl sink and drainer, an integrated dishwasher and space for a fridge and a freezer.

Utility Room

The utility room has a frosted window to the front of the property. It has a WC, hand wash basin and space for both a washing machine and a tumble dryer.

Lounge

The lounge has three windows to the rear of the property and double doors to the rear garden. It has two radiators, an electric log burner, an air conditioning unit and spotlights with dimmer switches.

Bedroom 1

Bedroom 1 has French doors to the rear garden. It has three double wardrobes, overhead storage space, a radiator, a TV point and exposed beams.

En Suite

The en suite has a frosted window to the rear of the property. It has a WC, hand wash basin with a vanity unit, a shower cubicle, a vent, underfloor heating as well as a heated panel in the wall behind the towel rail.

Bedroom 2

Bedroom 2 has two windows to the side of the property, a TV point, a radiator and integrated wardrobe. The wardrobe has hanging rails, a light, overhead storage and space for a dressing table.

En Suite

The en suite has a frosted window to the side of the property. It has a WC, hand wash basin with a vanity unit, a shower cubicle, a vent, underfloor heating as well as a heated panel in the wall behind the towel rail.

Outside

Grooming Room

The grooming room has four windows to the front of the building, two windows to the rear of the property, two windows to the side of the property, a sliding door to the rear garden and French doors to the rear garden. It has a WC, hand wash basin, electric shower, the fuse box as well as space for a washing machine and tumble dryer.

Cabin

The cabin had double doors to the rear garden. It has power and lighting as well as an external light.

Rear Garden

The rear garden has a patio area with a veranda and is mainly laid to lawn. It has external power sockets, multiple water sources, mature shrubs, a greenhouse, an allotment space, a water butt, horse pond, chicken coop, a shed, two mobile animal shelters and a tin shed. There is an alley way between the property and the grooming room from the rear garden to the front of the property. The alley has the hot and cold water taps, the external air conditioning unit and the LPG cylinders. The rear garden is fully enclosed by fences and bushes and offers access to the field as well as the front garden via gates. The field has a water trough.

Garage

The garage has power and lighting and offers additional storage.

Front Garden

The front garden is mainly laid to lawn. It is gated.

Parking

There is off road parking. It has a driveway to the side of the property offering access to the field.

Agents Note

There is an agricultural restriction meaning the occupation of the property is restricted to rural workers, please contact the local authority for details. There are various planning applications for the property on the Somerset Council website (Somerset South). We recommend that these are viewed before progressing interest. Land measurements are approximate and we recommend that you undertake land survey to ensure the land meets your needs or you can obtain confirmation through your conveyancer.







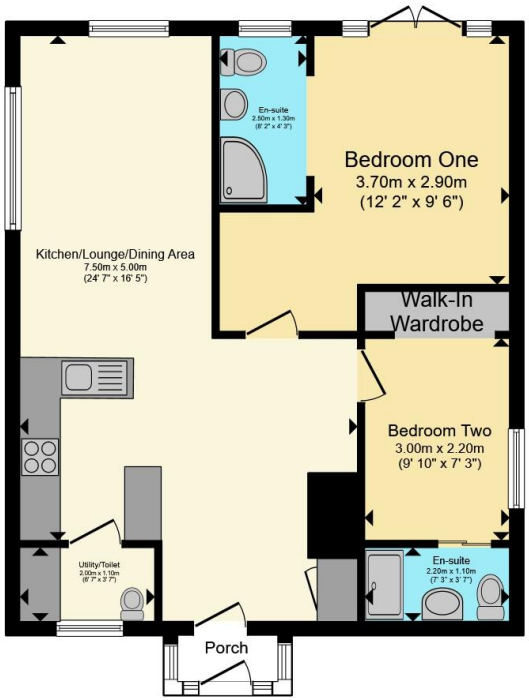




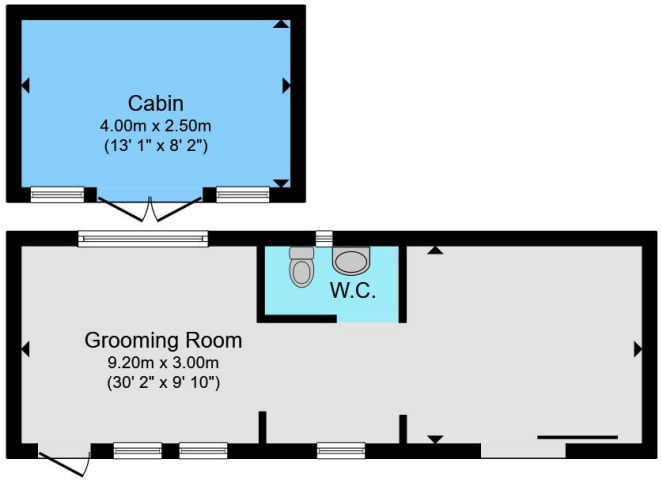








Floor Plan 1



Outbuilding

Total floor area 100.1 m² (1,078 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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4 Clive House High Street
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EPC Rating: A

Council Tax Band: A

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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