



GIBBINS RICHARDS 
Making home moves happen

Little Manor Barn, Church Road, Fiddington, Nr. Bridgwater TA5 1JQ
£235,000

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**** AVAILABLE WITH NO ONWARD CHAIN ****

A unique barn conversion located in a pleasant quiet position within a sought after village location. The accommodation in brief comprises; spacious sitting/dining room with multi-fuel stove, re-fitted kitchen with integrated appliances, lower ground floor area includes two double bedrooms (one with en-suite bathroom) and separate shower room. Sun room, ample off road parking, enclosed courtyard garden.

Tenure: Freehold / Energy Rating: F / Council Tax Band: D

Little Manor Barn is a unique barn conversion accommodated on two levels providing a number of attractive period features including beam ceilings, exposed stone work, wood burning stove etc. There is a spacious sitting/dining room which is approached via an external staircase which provides access to a generous size open plan kitchen which has been re-fitted in recent years to include various integrated appliances. The property is situated in a tucked away location which provides peace and tranquility. The village of Fiddington provides a nearby historic church, a further range of facilities can be found in the nearby Quantock village of Nether Stowey which is approximately two miles distant. The picturesque Quantock Hills are within easy reach, whilst Bridgwater town centre which provides M5 motorway and intercity railway access is approximately five miles distant.

UNIQUE BARN CONVERSION
FAVOURERD VILLAGE
SITTING/DINING ROOM
RE-FITTED KITCHEN
TWO BEDROOMS
EN-SUITE BATHROOM / SEPARATE SHOWER ROOM
AMPLE OFF ROAD PARKING
MANAGEABLE GARDENS
NO ONWARD CHAIN



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Entrance
 Sitting/Dining Room

Steps to front and glazed doors to;
 20' 8" x 16' 2" (6.29m x 4.92m) with
 exposed ceiling beams, natural stone
 walling, cast iron multi-fuel fire.

Kitchen

11' 8" x 11' 0" (3.55m x 3.35m) Re-fitted
 with a range of modern floor and wall
 units with integrated appliances to
 include ceramic hob, integral double
 oven with microwave, fridge/freezer unit,
 washing machine, tumble dryer and
 dishwasher.

Bedroom 1

From hallway, steps leading down to a
 lower ground floor area. Access from
 bedroom 2 to sun room.

En-Suite Bathroom

13' 5" x 10' 0" (4.09m x 3.05m) with built-
 in wardrobes.

Bedroom 2

Providing a corner bath, wash hand basin
 and WC.

Shower Room

13' 8" x 10' 8" (4.16m x 3.25m) with
 built-in wardrobes.

Sun Room

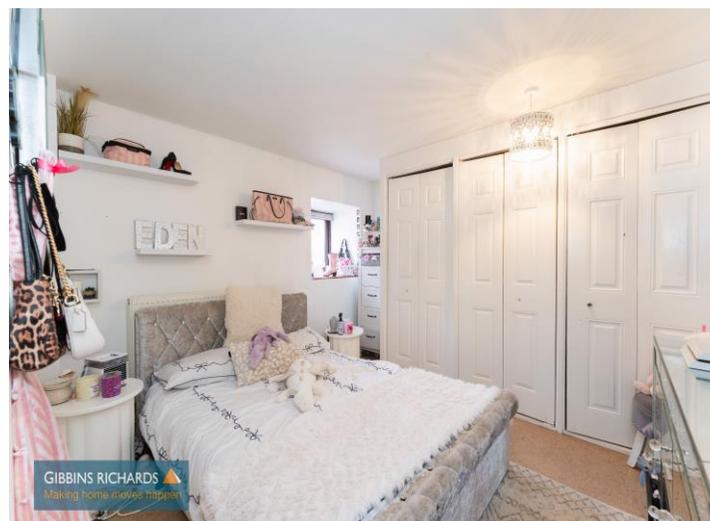
Corner shower enclosure, WC and wash
 hand basin.

Outside

9' 8" x 7' 10" (2.94m x 2.39m) with
 French doors to courtyard.
 A five bar gate leads to a multiple
 gravelled parking area. There is a
 courtyard garden to front which is
 predominantly paved with bordering
 shrubs and garden shed.



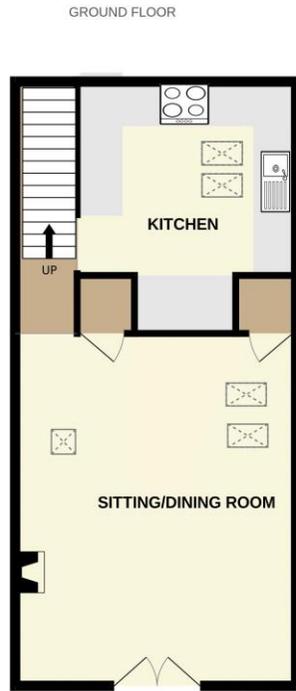
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References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

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