



GIBBINS RICHARDS   
Making home moves happen

The Grain Store, Willstock Farm, Rhode, Bridgwater TA5 2AA  
Offers in Excess of £400,000

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**\* Stunning contemporary barn conversion \* High specification \* Four bedrooms \*  
Semi-rural location \***

A stunning barn conversion providing spacious light and airy accommodation on two levels and includes a superb open plan living room and fully equipped kitchen and dining room area. Four bedrooms (two with en-suite bathroom and shower room) together with a separate bathroom. Front and rear gardens and off road parking.

This attractive barn conversion is located in an exclusive development of thirteen individual properties located in a very pleasant semi-rural location on Willstock Farm. The property benefits from generous size and versatile accommodation with full height windows and various access points to garden.

The popular small town of North Petherton is within easy reach and provides a good day to day range of amenities which includes various shops, popular primary school, medical centre etc. For the commuter the property is ideally placed within a short drive of Junction 24 of the M5 motorway providing great commuter links to Bristol, Exeter and beyond. The property is approached via a very long driveway via a gated entrance.

Tenure: Freehold / Energy Rating: C / Council Tax Band: E

Total floor area – 1373 sq.ft (127.5 sq.m) approx.

Superb barn conversion

Versatile living space

Four bedrooms

Family bathroom & two En-suites

Off road parking

Semi-rural location



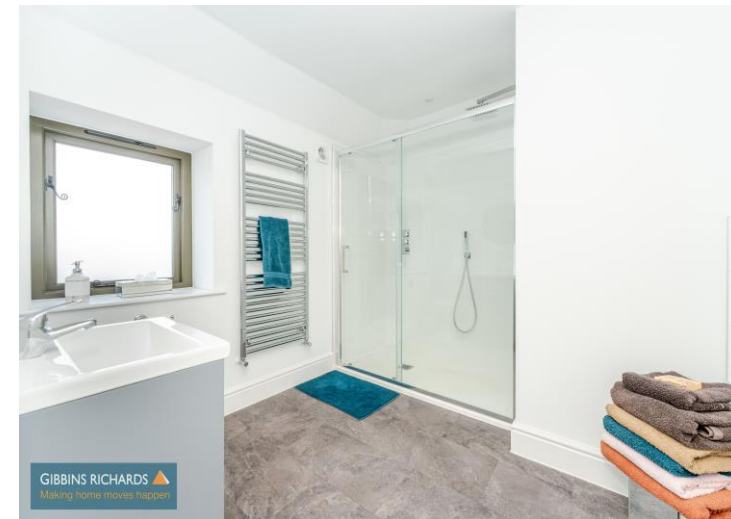
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|                                  |                                                                                                                                                                                                                                 |
|----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Reception Hall<br>Bedroom 2      | Access to;<br>13' 2" x 10' 8" (4.01m x 3.25m) Access to front garden. Door to;                                                                                                                                                  |
| En-Suite Shower Room             | Low level WC, wash hand basin and shower enclosure.                                                                                                                                                                             |
| Bedroom 3<br>Bedroom 4           | 9' 5" x 8' 6" (2.87m x 2.59m) Access to front garden.<br>9' 5" x 6' 11" (2.87m x 2.11m) Access to front garden.                                                                                                                 |
| Family Bathroom                  | 9' 5" x 6' 10" (2.87m x 2.08m) Low level WC, wash hand basin and bath.                                                                                                                                                          |
| Staircase to                     | Half landing with door to an open plan living room and kitchen.                                                                                                                                                                 |
| Kitchen Area                     | 14' 0" x 10' 5" (4.26m x 3.17m) Equipped with a most attractive range of floor and wall units with numerous integrated appliances to include fridge/freezer, dishwasher, washing machine, oven and microwave units. Opening to; |
| Living Area                      | 16' 0" x 11' 10" (4.87m x 3.60m) which provides two very high French windows opening to front and rear gardens.                                                                                                                 |
| First Floor Landing<br>Bedroom 1 | Access to;<br>14' 0" x 12' 8" (4.26m x 3.86m) Access to airing cupboard and door to en-suite. This room is complimented by three sky lights.                                                                                    |
| En-Suite Bathroom                | Low level WC, wash hand basin, bath and walk-in shower.                                                                                                                                                                         |
| Outside                          | To the front of the property there is an enclosed lawned area of garden which leads to parking for up to three vehicles. The rear garden is of generous size with a wide lawn section, patio and brick built barbecue.          |

#### AGENTS NOTE

This property is subject to an annual management fee of approximately £750.00 payable to Willstock Farm Management Company Limited towards ongoing maintenance and upkeep of the estate. Full details of this can be sought via your Legal Representative.



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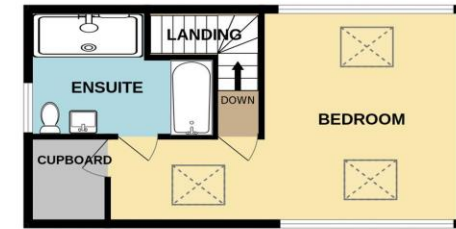


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GROUND FLOOR  
981 sq.ft. (91.1 sq.m.) approx.



FIRST FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 1373 sq.ft. (127.5 sq.m.) 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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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. 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.

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.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.  
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.  
Once an offer is accepted by our client, an Administration Fee of £40 + VAT (£48) **per buyer** will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.