



*The Roundhouse*

SPERRY BARTON, TAUNTON

**Carter Jonas**

# THE ROUNDHOUSE SPERRY BARTON HUISH CHAMPFLOWER TAUNTON TA4 2BZ

## Four bedroom rural detached barn conversion with stunning views overlooking open countryside.

Four bedroom property with kitchen/diner, sitting room and boot room/utility room. Private south facing garden and patio.

### DESCRIPTION

A newly converted detached barn conversion finished to a high standard. The property is located on a sporting farm with stunning views overlooking farmland.

### ACCOMMODATION

- Porch with doors to:
- Boot Room/Utility Room
- Kitchen with fitted wall and base units, integrated electric oven, hob and extractor fan, dishwasher and fridge. French doors to patio and to:
- Sitting Room with French doors to patio.
- Bedroom 1
- Wetroom with shower, wash hand basin and w.c.

Stairs from hallway to:

- Landing
- Bedroom 2 with en-suite shower room
- Bedroom 3 with en-suite shower room
- Master Suite with en-suite bathroom and built in storage.



The ground floor has been fitted with underfloor central heating.

Outside the property benefits from a south facing patio area and lawn with mature trees. Parking is to the side of the property. Further storage in outbuildings is available by separate negotiation.

### LOCATION

The Roundhouse occupies a rural position within a livestock farm. The nearest village of Huish Champflower is approximately 3 miles away. Wiveliscombe is approximately six miles from the property and benefits from local services to include shopping facilities, doctors surgery, primary and secondary education and sports facilities. The County town of Taunton is approximately 19 miles to the west.

The property is on the edge of Exmoor National Park and a short drive from the coast.

Junction 25 of the M5 is approximately 21 miles away and Junction 26 is 16 miles.

Rail services from Taunton to London Paddington in under two hours.

**AVAILABILITY:** The property is available from February 2020.

**PETS:** By negotiation.

**RENT:** £1,500 per calendar month.

**DEPOSIT:** £1,875 held in a secure tenancy deposit scheme.

**COUNCIL TAX:** To be confirmed – Somerset West and Taunton District Council.

**EPC RATING:** The property has an EPC rating of C.

**VIEWINGS:** Strictly by appointment only arranged through Carter Jonas, Taunton on 01823 428590.



### Approximate gross internal area:

1587 sq ft (147.4 sq m)

(Excludes Restricted Head Height, Void & Utility)



For illustrative purposes only - not to scale.

The position & size of doors, windows, appliances and other features are approximate only.

### TAUNTON

01823 428590 | taunton@carterjonas.co.uk

### IMPORTANT INFORMATION

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