



Leighland, Roadwater, Watchet, TA23 0RP

welcome to

The Coach House, Leighland, Roadwater

Occupying a delightful and secluded position on the edge of the small hamlet of Leighland, is this beautifully converted detached former coach house with just under 2 acres of land, enjoying far-reaching countryside views set within the rolling Brendon Hills on the fringes of Exmoor National Park.



The Property

Situated at the end of Ham Lane next to the former Doctor's House, The Coach House was originally converted in the early 1980s and thoughtfully extended in 1999, this attractive stone-built home combines period charm with well-proportioned living space. The accommodation is arranged over two floors and benefits from oil-fired central heating and double glazing. At its heart is a spacious double-aspect kitchen/dining room providing an ideal space for both everyday living and entertaining. The sitting room is light and inviting, with doors opening out to the garden and uninterrupted rural views beyond, the reception room offers flexibility as either a office/snug or fourth bedroom, complete with a woodburning stove. To the first floor there are two landings with one accessed from the main staircase which provides access to bedrooms two, three & the family bathroom, then the second staircase (spiral staircase) is accessed from the lounge leading to bedroom one & a shower room. The property stands in just under 2 acres of land to include gardens and paddock. The property offers ample off road parking & a superb double garage & workshop offering versatility to suit multiple different hobbies (They were formerly used for car mechanics & car body spraying). The gardens lie behind and to the side of the double garage/workshop and access to the adjoining beautifully maintained paddock can be found next to the gardens. From the property & the grounds views over the stunning rolling countryside can be enjoyed.

Double Glazed Front Door

Leading to

Entrance Hall

With tiled flooring, staircase rising to first floor landing, double glazed window to front, doors to

Reception Room

19' 7" max x 13' 11" max (5.97m max x 4.24m max)
A dual aspect room with double glazed windows to front and rear, tiled flooring, two radiators, exposed beams, inset log burner, built in understairs cupboard, fitted cupboard with shelving.

Kitchen/Dining Room

14' 5" x 13' 11" (4.39m x 4.24m)
A dual aspect room with double glazed windows to front and rear, tiled flooring, radiator, a range of solid oak fitted base and wall units, granite worktop surfaces, inset one and one half bowl stainless steel sink unit with mixer tap, space and plumbing for washing machine, space for fridge freezer, tiled splashbacks, range style cooker with stainless steel cooker hood over, integrated wine cooler, integrated slimline dishwasher, door to lounge.

Lounge

20' 8" x 14' 5" (6.30m x 4.39m)
A dual aspect room with double glazed windows to front and rear, double glazed french doors to rear leading out to the garden, tiled flooring, two radiators, spiral stairs rising to the inner first floor landing.

First Floor Landing

With skylight windows to rear, fitted carpet, access to roof space, radiator, built in cupboard, doors to

Bedroom Two

14' 5" x 13' 10" max (4.39m x 4.22m max)
A dual aspect room with double glazed windows to front and rear with views towards the surrounding countryside, fitted carpet, radiator, door to inner first floor landing.

Bedroom Three

13' 11" max x 9' 3" max (4.24m max x 2.82m max)
A dual aspect room with skylight windows to front and rear with views towards the surrounding countryside, fitted carpet, radiator, built in airing cupboard.

Bathroom

With skylight window to rear, a fitted suite comprising panelled bath with mixer tap and shower attachment over, vanity wash hand basin with cupboard under, radiator, low level WC, shower cubicle, tiled flooring, tiled surrounds, shaver point.

Inner First Floor Landing

With fitted carpet, access to roof space, doors to

Bedroom One

15' 8" max x 14' 7" (4.78m max x 4.45m)
A triple aspect room with double glazed window to side, skylight windows to front and rear with lovely countryside views, fitted carpet, radiator.

Shower Room

With skylight window to front, a fitted suite comprising shower cubicle, pedestal wash hand basin, low level WC, radiator, shaver point, extractor unit, tiled surrounds, part tiled flooring.

Outside

The property stands in just under 2 acres of land to include gardens and paddock. There is a five bar gate to the rear of the property, onto a courtyard in front of the property providing ample off road parking, and gives access to a double garage/workshop and timber garden shed, access into the paddock. The gardens lie behind and to the side of the double garage/workshop and in the main are laid to lawn with various trees including a walnut tree and shrubs, greenhouse, together with a patio with timber arbour from which there are wonderful views over the adjoining paddock to the surrounding farmland and rolling hills.

A shared access with the Doctors House leads to the front of the property where the oil tank can be located and a driveway and access to the front door, a patio area with stone wall with railings and path leading around the property to the rear.

Double Garage

23' 11" x 18' 11" (7.29m x 5.77m)
Windows to rear and side, up and over door, light and power.

Workshop

23' 11" x 14' 7" (7.29m x 4.45m)
Windows to rear and side, door to side, up and over door, light and power, access to roof space.

Garden Shed

15' 11" x 12' 6" (4.85m x 3.81m)
Double doors to front, light and power, fitted shelving.

Agents Note

There is a right of way past the front of the property in favour of Wessex Water to gain access to a treatment plant.

view this property online fox-and-sons.co.uk/Property/MIH107721

welcome to

The Coach House, Leighland, Roadwater

- Detached Coach House Conversion in The Brendon Hills
- Set in just under 2 Acres with Garden & Paddock
- Two Reception Rooms - Three Bedrooms - Kitchen/Dining Room
- Oil Fired Central Heating - Double Glazing
- Double Garage/Workshop - Stunning Views

Tenure: Freehold EPC Rating: D

Council Tax Band: D



£725,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/MIH107721



Property Ref:
MIH107721 - 0003

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


fox & sons



01643 702281



minehead@fox-and-sons.co.uk



13 The Parade, MINEHEAD, Somerset, TA24 5NL



fox-and-sons.co.uk