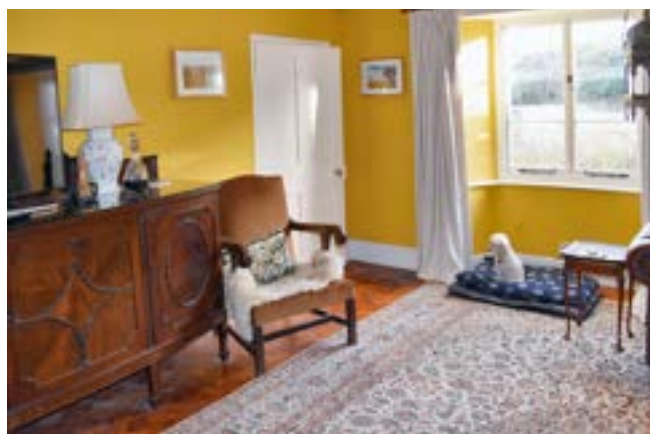


LONG STREET




WILLITON





Magnolia House, 47 Long Street, Williton TA4 4QU

5  3  2 

A handsome, Grade II listed residence believed to have been built by the Earl of Egremont Estate circa 1800's. A tastefully, partially restored property using traditional materials of lime plaster and clay paints. It has many period features, four to five bedrooms and a generous garden with ample parking. This property benefits from a separate side entrance offering the possibility of AirBNB or rental for an additional income.

Freehold
Offers In Excess Of £395,000

DESCRIPTION

Magnolia House, a bountiful abundance of historic features and antiques, filling this family home with a comforting warmth and a feeling of past times. A generous accommodation offering a recently refurbished kitchen and utility, four bedrooms and family bathroom on the first floor and two reception rooms, kitchen, utility and further bedroom en-suite on the ground floor accommodation. The large, level rear garden gives way to an ample parking and a private gated driveway with workshop and poultry enclosure. The separate annexe accommodation provides the additional possibility of a rental income or multi-generational living.

The accommodation briefly comprises:

Entrance Hall - Main entrance hall with staircase to first floor, doors to living room, dining room and kitchen. radiator and natural limestone floor tiles.

Dining Room - Panel door, large feature fireplace with heavy timber surround, slate hearth and wood burning stove, window to front elevation, radiator and natural limestone floor tiles.

Bedroom 5 - Window to front elevation, wood panelled walls, integrated storage cupboard, radiator and Sapele African hardwood flooring.

En-suite - Windows to rear elevation, door to front elevation, separate WC with sliding door, corner shower, ceramic hand wash basin, integrated storage cupboard, and Quarry stone floor tiles.

Living Room - Window to front elevation, fireplace with large multifuel stove and slate hearth, radiators and parquet wood flooring.

Kitchen - Stable door and window to rear elevation, fitted modern shaker style kitchen with ample cupboard space and Quartz counter top. Integrated inset stainless steel sink with mixer tap, induction hob, integrated eye level double oven and natural stone flooring.

Utility Room - Window to rear elevation, integrated storage cupboards, counter top with space for white goods below, space for large fridge freezer and quarry tiled floor.

WC- Ceramic white pedestal toilet and hand wash basin and quarry tiled floor.

First floor landing - Windows to front and rear elevations, cast iron feature balustrade, loft access, integrated storage cupboards, radiators and fitted carpet.

Bedroom 1 - Master bedroom with window to front elevation, radiator and fitted carpet.

Bedroom 2 - Window to front elevation, radiator and fitted carpet.

Bedroom 3 - Window to front elevation, radiator and fitted carpet.

Bedroom 4 - Window to rear elevation, feature fireplace, radiator and fitted carpet.

Bathroom - Family bathroom with window to side elevation, three piece white ceramic bathroom suite comprising panelled bath, pedestal toilet, large hand wash basin with vanity unit, ceramic wall tiles, radiator and vinyl flooring.



OUTSIDE

To the front of the property there is a flower border and a path to front door on entrance. The rear garden can be accessed via a private driveway behind the property on Northcroft road. The gated entrance leads to a car park with ample space for 4/5 cars. There is a workshop/storage shed at the end of the drive and a large poultry enclosure giving way to gated access to the garden.

The garden is laid to lawn with some wide flower borders and a large green house. There is a hard standing area at the top of the garden and a paved path which takes you down to the rear entrance of the property. A further patio area just outside the rear door suitable for seating and dining.

SITUATION

Williton is a popular village, being an intersection of the A39 from Bridgwater and the A358 from Taunton giving easy access to the nations motorway and rail connections. Local amenities within walking distance of the site include a dentist, doctors surgery, library, post office, bank, vets and two supermarkets.

DIRECTIONS

From our office in Fore Street, Williton, proceed along Fore Street leading on to Long Street. Continue past the bakery and the property will be found on your left hand side after some distance identified by a Greenslade Taylor Hunt 'For Sale' board.

WHAT 3 WORDS

For the precise location download the What3Words app and use the following address/combination:

toast.stir.crunches



GROUND FLOOR
1882 sq.ft. (174.9 sq.m.) approx.



TOTAL FLOOR AREA : 1882 sq.ft. (174.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

SERVICES & OUTGOINGS

Somerset West & Taunton Council Tax Band - E

EPC - Exempt as Grade II Listed

Services - Mains water, electricity and drainage.

Gas fired central heating.



VIEWING

Strictly by appointment with the agents.
9 Fore Street, Williton, Somerset, TA4 4PX
Email: residential.williton@gth.net
Tel: 01984 632167 | Ref: WIL240003

GREENSLADE TAYLOR HUNT
www.gth.net