

Stockland Bristol, Bridgwater, Somerset, TA5 2PZ





£400,000

Description

This is a delightful house, enjoying an idyllic, semi-rural situation on the outskirts of this attractive West Somerset village. The property provides beautifully presented and deceptively spacious accommodation, as well as a good size plot, one bedroom annexe and outbuildings.

Accessed by a shared, private no-through road, Fairfield Cottage, further benefits from most attractive and far-reaching views to all aspects, including the nearby Steart Marshes, the Quantock Hills and the Bristol Channel. The accommodation in brief: an entrance porch leads into a sitting/dining room, which is of comfortable proportions and features an attractive fireplace with wood burning stove. A door leads to the stairs and another provides access to the kitchen/breakfast room. This has been refitted by the current owners and offers plenty of cupboard and food preparation space. There is an eye-level double oven and grill, as well as an induction hob and space for a dishwasher. Space is also provided for a large fridge-freezer. Off the kitchen is a boot room, which leads outside and provides access to a cloakroom/w/c.

On the first floor, a landing leads to two double bedrooms and a good size bath/shower room. The latter having also been refitted by the current owners, with a stylish, contemporary suite, providing a double size shower enclosure, free-standing bath, wash hand basin and w/c. This room also benefits from underfloor heating. Also from the landing are stairs which lead to a third, loft bedroom, which is of a particularly good size and provides an additional vantage point for the views.

Outside are lovely gardens, providing areas of lawn, well-stocked borders, seating and entertaining areas. Parking is provided for a number of vehicles. To the rear are three outbuildings, one with plumbing and power, providing utility and workshop space. In addition is a one bedroom annexe, which would be ideal to accommodate a dependant relative/teenager, etc. There is the possibility that this could provide an income stream (subject to obtaining the necessary permissions).

Location

Stockland Bristol is an attractive village lying approximately six miles to Bridgwater's north-west and close to the north Somerset coastline. Within the village is a church and the Stockland Sports and Social Club. The nearby larger villages of Stogursey, Nether Stowey and Cannington provide a range of day-to-day amenities, including primary schools, convenience stores, post offices, and public houses. Bridgwater offers a wider range of facilities, as well as providing fast road and rail access via M5 junctions 23 and 24, and Bridgwater Station respectively.

Directions

From Bridgwater, take the A39 to Cannington. From here, either drive through the village or follow the bypass and signs for Combech and Hinkley Point. Once passed the turnings for Combech and Otterhampton, take the next right turn, sign posted for Stockland, following the lane, where our For Sale sign will be found on the left, identifying the lane that reaches the property.

DRAFT PARTICULARS

Council Tax Band

C Somerset Council.

Services

Electricity, water, telephone and broadband. Private drainage via a shared septic tank (£400 per annum voluntary maintenance agreement).

Tenure

Freehold.

Entrance Porch

Sitting/Dining Room 17'7 x 13'1 (5.36m x 3.99m) max.

Kitchen/Breakfast Room 14'11 x 7'11 (4.55m x 2.41m) including units.

Rear Hall 7'11 x 4'1 (2.41m x 1.24m)

W/C

Landing

Bedroom One 13'11 x 9'6 (4.24m x 2.90m)

Bedroom Two 11'6 x 10'11 (5.31m x 2.95m)

Bath/Shower Room 9'8 x 7'5 (2.95m x 2.26m)

Bedroom Three 19'8 x 14'7 (5.99m x 4.45m) Maximum measurement. Restricted head room.

Annexe 13'10" 10'9" (4.22m 3.28m)

Utility/Store 12'1 x 12' (3.68m x 3.66m)

Workshop 15'4 x 12'1 (4.67m x 3.68m)

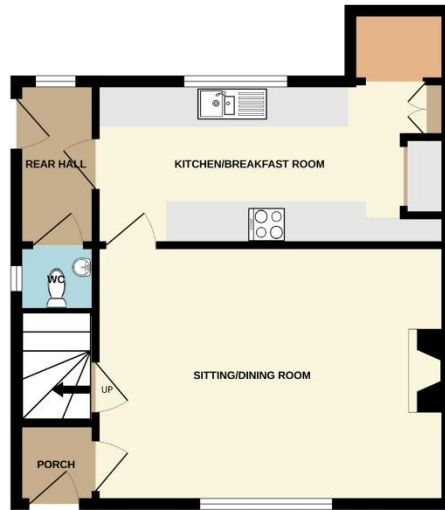
Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		







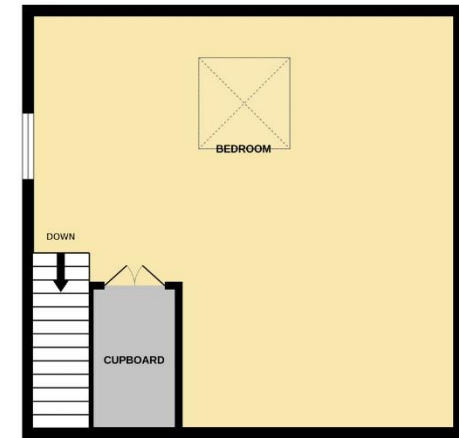
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Made with Metropix ©2023



Tamlyns may make the following referrals and in exchange receive an introduction fee: Simply Conveyancing - Introduction fee of up to £200 (plus vat), HD Financial Ltd - Introduction fee of up to £200 (plus vat).

These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. A wide angle lens may have been used to photograph the property. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.