



Stogursey, Bridgwater, TA5 1TH

Price £550,000

Tamlyns

PROPERTY DESCRIPTION

A charming 'chocolate box' detached cottage in a lovely semi-rural situation, a short walk from the centre of the historic, west Somerset village of Stogursey. EPC TBC

Situation

Stogursey lies approximately nine miles to Bridgwater's west and approximately fourteen miles to the north-west of Somerset's County Town, Taunton. Day to day amenities include: Post Office and stores, primary school, church, garage and a public house. A village steeped in history, there are the remains of a castle with mote, as well as several listed buildings.

Local Authority

Somerset Council Tax Band: D

Tenure: Freehold

EPC Rating:

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 454500

house.sales@tamlyns.co.uk



PROPERTY DESCRIPTION

A charming 'chocolate box' detached cottage in a lovely semi-rural situation, a short walk from the centre of the historic, west Somerset village of Stogursey. During our client's ownership, Paddons Cottage has benefited from a sympathetic updating and improvement programme and is offered to the market in very good decorative order throughout. There are a host of retained character features one would expect to find in a property like this, complimented by well-appointed living areas and indeed most recently Paddons Cottage has been run as a successful Airbnb*

The accommodation comprises a central entrance hall, which leads to the main reception rooms, also with the stairs to the first floor. To the left is a cosy sitting room, with a bay window to the front. Behind this room is a study, which could also be used as a fourth bedroom.

On the other side of the hall, running the full depth of the cottage is a large kitchen/dining/family room. This is fitted with a wide range of units, integrated appliances and a central island/breakfast bar. There is also a feature fireplace with a wood burning stove. There are windows to two aspects: a bay and another to the front, and a window to the rear. To the rear of this room is a second reception room, which as well as leading into a ground floor shower room, and out to the rear courtyard.

On the first floor, the landing provides access to three double bedrooms, two enjoying views to the front, and one to the rear. There is also a very nicely fitted bath/shower room.

The property is warmed by an oil-fired central heating system and all external windows and doors are fitted with UPVC double glazing.

Outside, the majority of the gardens are to the front, being laid to lawn and decorative flower beds. Adjacent to the cottage pedestrian access is provided with vehicular access provided at the far end of the garden by a timber gate. To the rear is a courtyard area, with a detached stone-built garage/workshop and additional parking beyond that. The whole plot measures approaching one third of an acre.

*All pre-bookings will be fulfilled.

Entrance Hall

Living Room

10'10 × 9'8 (3.30m × 2.95m)
Plus bay.

Study/Bedroom Four

9'9 × 7'11 (2.97m × 2.41m)

Kitchen/Dining/Family Room

21'1 × 14'1 (6.43m × 4.29m)
Plus bay.

Sitting Room

14'1 × 7'7 (4.29m × 2.31m)

Lobby

Shower Room

Landing

Bedroom One

17'5 × 10'11 (5.31m × 3.33m)

Bedroom Two

14'4 × 9'7 (4.37m × 2.92m)

Bedroom Three

11'9 × 10'11 (3.58m × 3.08m)

PROPERTY DESCRIPTION

Bath/Shower Room

9'8 x 7'9 (2.95m x 2.36m)

Material Information

Services

Electricity, water, telephone and broadband. Private sewerage treatment plant.

Mobile telephone and broadband coverage available. To confirm the nature of the coverage and speeds, etc., please see:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

The property has not flooded within the last five years, although we understand the lane accessing it does. For more information, please see:

flood-map-for-planning.service.gov.uk/location







PLAN



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Plans - All measurements wall, doors, windows, fittings and appliances their sizes and location are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and all approximate.

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).

