













# Stolford

£850,000

Stogursey, Bridgwater Ref: 33378102

**Bridgwater**

**Taunton**

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1 Friarn Lawn, Bridgwater, Somerset, TA6 3LL 2 The Crescent, Taunton, Somerset, TA1 4EA

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## Gallery





















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## Property Description

**Location:** Stogursey, Bridgwater

Discover this charming detached cottage, beautifully situated in a stunning rural setting with convenient road access from Bridgwater and its proximity to the Somerset coastline, this home offers the perfect blend of tranquillity and accessibility.

With picturesque land spanning 14 acres, it offers an idyllic escape from the hustle and bustle of everyday life. The grounds feature a spacious wooden chalet offering annexe/holiday let potential, two triple stable blocks, a workshop, and various outbuildings—perfect for those with equestrian interests or creative pursuits.

This exceptional home provides both tranquillity and functionality in one breathtaking package.

**AT A GLANCE** - Detached Character Property

- Set Within 13.91 Acres
- Four Bedrooms
- En-Suite Shower Room
- First Floor Bathroom & Separate WC
- Two Reception Rooms
- Kitchen/Breakfast Room
- Utility Room & Cloakroom (WC)

Grounds:

- 13.91 Acres of Land including a pasture, orchard, woodland, and formal gardens.
- 6 Stables, Tack Room & Store
- Workshop & Barns
- Wooden Chalet / Annexe (In Need of Repair)

Services:

- Oil Central Heating
- Mains Water & Electricity
- Private Drainage (Two Septic Tanks)
- Council Tax Band: F
- EPC Band: F

**ACCOMMODATION** - This characterful detached residence benefits from a new roof (approx. 18 months ago), double glazing, and oil central heating. The internal accommodation briefly comprises: an entrance hallway, triple aspect lounge, sitting room with an exposed stone wall, kitchen/diner, utility room, rear

lobby, cloakroom, and store room to the ground floor. Upstairs is a family bathroom, a separate WC, and four generously sized bedrooms - the primary bedroom with its own en-suite shower room, all accessed from the impressive landing.

Externally, the property benefits from landscaped gardens to the front, side, and rear aspects, with an outbuilding and greenhouse within these gardens. Accessed through some double wooden gates, or from its own entrance from the road is the remainder of the land which spans just under 14 acres. The majority of this land is laid to pasture and is enclosed with wooden and electric fences, with two triple stable blocks at either end of the land, in addition, there are numerous outbuildings, most notably an open barn/store, workshop and a large wooden chalet (in need of repair) - ideal for guests. There is also an orchard and approximately 1 acre of woodland on the northern perimeter.

Please see our video tour for an overview of the land and the property.

**LOCATION** - The rural community of Stolford is approximately 7 miles to the north-west of Bridgwater, just over a mile away from Hinkley Point Power Station, and is very close to the coast and Steart Bay which is well known for its bird life.

The nearest facilities can be found in the pretty Somerset village of Stogursey, with Combwich also nearby, both offering primary schools, basic shopping facilities and public houses. Please note: This property located just over a mile away from Hinkley Point Power Station.

The market town of Bridgwater offers a range of amenities, shopping and leisure facilities, together with two junctions of the M5 Motorway and also a mainline train station. The county town of Taunton is also within reach over the Quantock Hills to the south.

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## Additional Info

For Sale  
Type: House  
Detached Character Property  
Four Bedrooms  
Kitchen/Diner  
Garaging and Range of  
Outbuildings including Six Stables  
Open-Plan Kitchens

Beds: 4  
Land Size : 14 sq ft  
With Land Measuring Approx  
Two Bathrooms  
Utility Room  
Orchard with Large Chalet  
Outbuilding

Baths: 2  
Floor Area : 2207 sqft  
14 Acres  
Two Reception Rooms  
Cloakroom & Store Room  
EPC Rating: F



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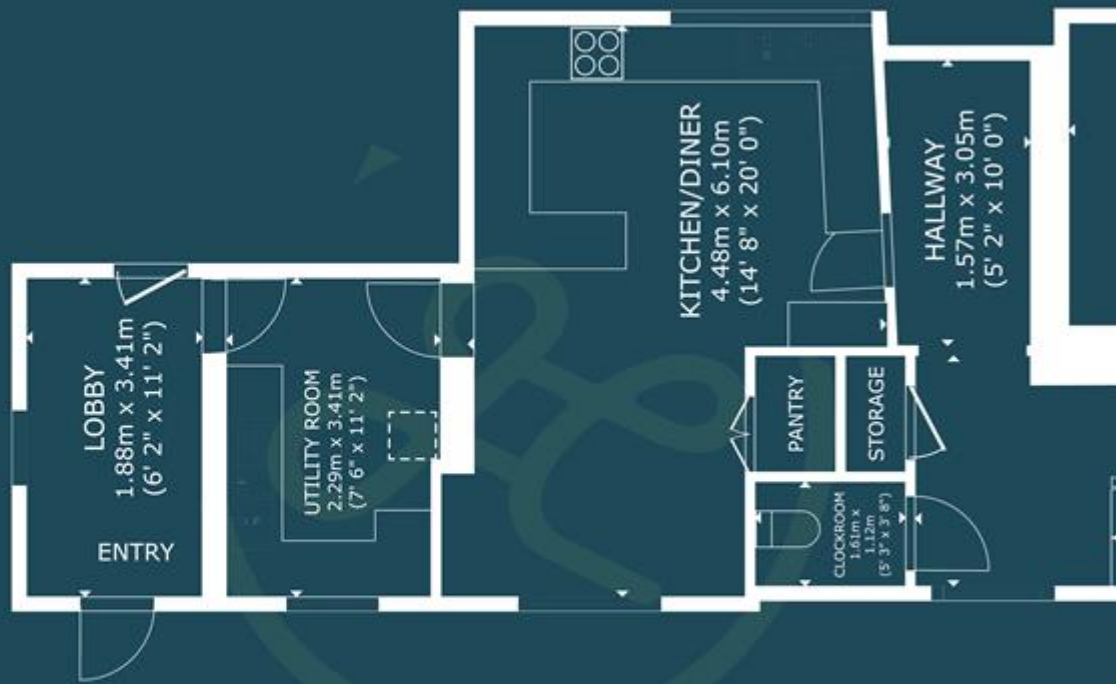
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## **FloorPlans**









FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 117.8 m<sup>2</sup> (1,268 sq.ft.) FLOOR 2 96.3 m<sup>2</sup> (1,042 sq.ft.)  
 TOTAL : 214.1 m<sup>2</sup> (2,304 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACCORDING TO THE ARCHITECTURAL DRAWINGS.

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