



Waterside Cottage



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Burrowbridge, Bridgwater, TA7 0RY

Taunton 10 Miles

A detached period cottage with detached barn and gardens situated in a wonderful riverside location.

- Detached cottage with annexe potential
- Annexe potential
- Suitable for a variety of uses
- In need of improvement
- Gardens and off road parking
- Separate detached barn
- 3 bedrooms, 2 bathrooms
- Kitchen, sitting and dining rooms
- 1 bedroom annexe (en suite)
- Freehold

Guide Price £400,000

DESCRIPTION

Waterside Cottage is a substantial extended period cottage which is in need of general modernisation but offers huge scope to improve subject to planning and has been designed to incorporate a one bedroom annexe. There is, within the grounds, a substantial detached brick built barn which looks like a house and could easily be converted to create a separate dwelling or holiday let subject to the necessary planning consents.

SITUATION

The village of Burrowbridge is 10 miles east of the County Town of Taunton and has a village pub, The Kind Alfred Inn. Further village facilities are available in Stoke St Gregory, which is approximately 3 miles away with a thriving community, primary school, shop, post office, pub and church. Burrowbridge is itself well known for its landmark Burrow Mump – an ancient church on the distinctive hill. The historic town of Langport is close by and contains a good range of day to day amenities. The county town of Taunton provides a comprehensive range of shopping, scholastic and recreational facilities and also enjoys excellent communication links with fast rail services to London Paddington in 1 hour 45 minutes. The M5 interchange at junction 25 provides excellent links to the rest of the country. Road communications are further enhanced with easy access to the A303.



ACCOMMODATION

The accommodation includes an entrance porch which opens into an entrance hallway with the stairs leading to the first floor and doors to the dining room and sitting room as well as a cloakroom. The sitting room centres upon an open fireplace with reconstituted stone surround and two windows overlooking the garden. The dining room has a front aspect window and door through to the kitchen which is fitted with a range of matching wall and base units, a range of work surface, a one and a half bowl sink unit, double aspect windows, door to side and fireplace recess with brick built surround.

On the first floor there are three bedrooms and a fitted bathroom suite. The annexe has a separate sitting room, area for kitchen (currently a utility room) with window to front and door to outside. On the first floor there is a mezzanine, with an en-suite shower, washbasin and wc off, and a further bedroom.

OUTSIDE

Outside there is access from the road which leads on to a hard standing with parking for a number of vehicles. A pathway leads to the side of the property where there is a deep patio and path to the front door. The gardens extend predominantly to the front of the house and are laid to lawn. Within the garden is a substantial brick built two storey barn with tiled roof which could be converted for a variety of uses subject to the necessary planning consents. From the garden there are steps and door which lead up to the river bank. This area enjoys wonderful views over the river towards Burrow Mump.

DIRECTIONS

Proceed along the A361 to the lights in Burrowbridge and turn right into Stathe Road, follow the road over the bridge and the house can be identified on the left hand side by a Stags for sale board after approximately 500 yards

SERVICES

Mains electricity, mains water, private drainage.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		77
(81-91) B		
(69-80) C		
(55-68) D		43
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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