



Herpath Cottage

Over Stowey, Bridgwater, Somerset, TA5 1HG

James
Gray

ESTATE AGENTS

A beautifully presented family home, offering spacious, light and airy accommodation, in large landscaped gardens of about 0.5 acre, enjoying a stunning location in the Quantock foothills



Key Features

- 24' reception hall
- Triple aspect drawing room with French doors overlooking rear garden
- Dining room and Study
- Large kitchen/breakfast room with Aga and lovely outlook over the garden
- Utility room and cloakroom
- 5 bedrooms (2 en suite) and family bathroom
- Beautifully landscaped gardens of about 0.5 acre
- Large driveway with ample parking and double garage
- Glorious semi-rural location close to the Quantock hills, Nether Stowey and Bridgwater

Services

Mains water and electricity. Private drainage. Oil-fired central heating

EPC Rating

Band E (49)

Council Tax

Currently Band F





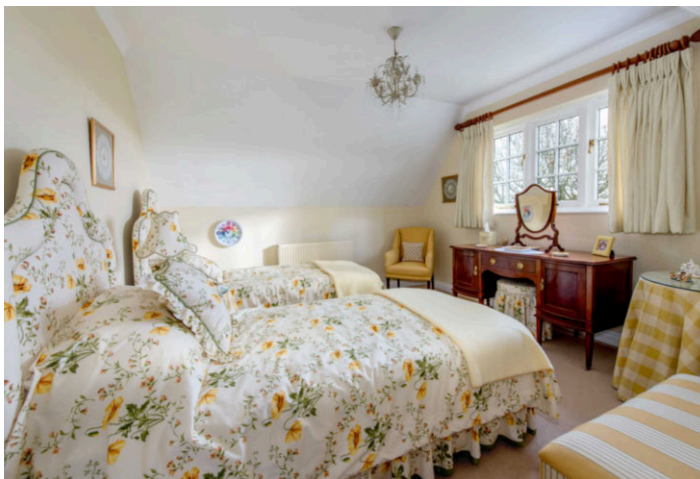
The property

This stunning family home offers extremely light and airy accommodation with well proportioned reception rooms and a superb kitchen/breakfast room extending to 23' and with doors opening directly to the rear garden. The house is offered in excellent order throughout with modern fixtures and fittings and is double glazed and has oil-fired central heating. The house enjoys a high level of privacy, set within beautifully landscaped gardens with the total plot extending to about 0.5 acre. A wide driveway provides ample parking and gives access to a double garage.

The accommodation

The spaciousness of the house is immediately evident on entering the large reception hall which extends to about 24'. It is a wonderful entertaining space, enjoying a double aspect and providing access to the drawing room and dining room. The drawing room is of lovely proportions and enjoys a wonderful triple aspect with French doors opening to the rear garden and the room centres upon an open fireplace. The dining room also features a fireplace and has built in cupboards. A study/snug enjoys an attractive double aspect. The kitchen/breakfast room is very much the 'heart' of the house and is well





appointed and includes an Aga. Double doors open to the rear garden offering excellent opportunities for alfresco dining. Also on the ground floor can be found a utility room, cloakroom and store room.

Frist floor

The principal bedroom has built in wardrobes and a large en suite bath/shower room. The guest bedroom also has built in wardrobes and an en suite shower room. There are 3 further double bedrooms and a family bathroom.

Outside

The gardens have been attractively landscaped by the current owner to provide structure and interest. Clever use of hedging provides intrigue and encourages exploration. Wide expanses of lawn provide space for the growing family and paved terraces offer the opportunity for outdoor dining.

Situation

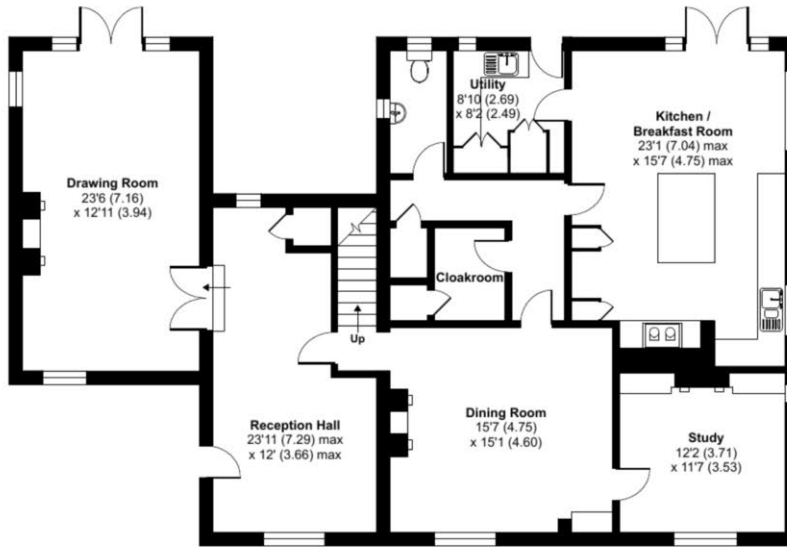
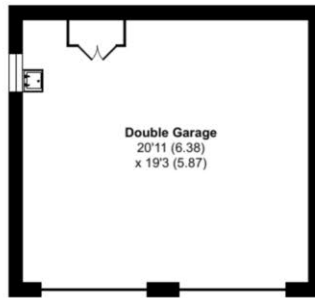
The property enjoys a delightful semi-rural location within the Quantock foothills, providing lots of opportunities for riding and walking. The village of Over Stowey has a fine parish Church and village hall. The nearby village of Nether Stowey has good local amenities, whilst Bridgwater and Taunton are both within easy commuting distance.



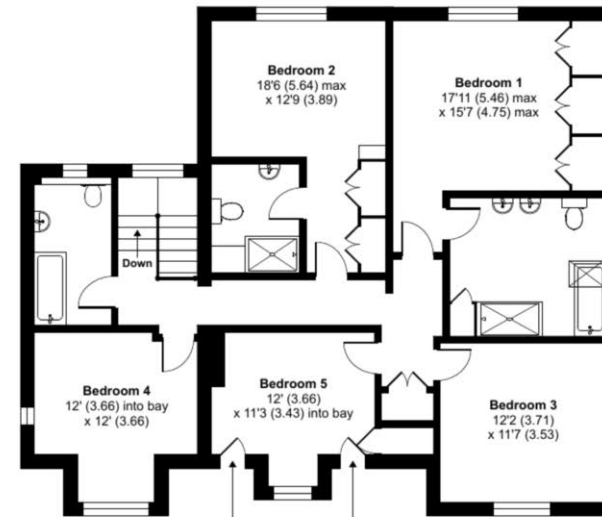
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Approximate Area = 2907 sq ft / 270.1 sq m
Garage = 406 sq ft / 37.7 sq m
Total = 3313 sq ft / 307.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcheom 2023. Produced for James Gray. REF: 1061284

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

Home Field View North, Prockters Farm, Monkton Heathfield, Taunton, TA2 8QN
T: 01823 426090 E: sales@jamesgrayestateagents.com W: jamesgrayestateagents.com

James Gray

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