



STAGS

Owls Barton

Owls Barton

Broomfield, Bridgwater, TA5 2EL

Taunton - 5 Miles. Bridgwater - 7 Miles.

- Requiring updating
- Quantock Hills AONB
- Three bedrooms
- Two bathrooms
- Fitted kitchen and utility room
- 5.60 acres approximately
- Gardens, paddocks and woodland
- For sale by informal tender, unless sold prior.

Informal tender £425,000 to £450,000

Situation

Broomfield is a small village found high on the beautiful Quantock Hills and only 5 miles to the north of the centre of the County Town of Taunton and 7 miles from Bridgwater. Understandably the Quantock Hills are designated as an Area of Outstanding Natural Beauty and offer varied rural leisure activities including riding, walking, fishing and sailing on the nearby reservoir. The property remains very accessible to the amenities of Taunton including the mainline railway station in Taunton and the M5 motorway at either Junction 24 or 25.

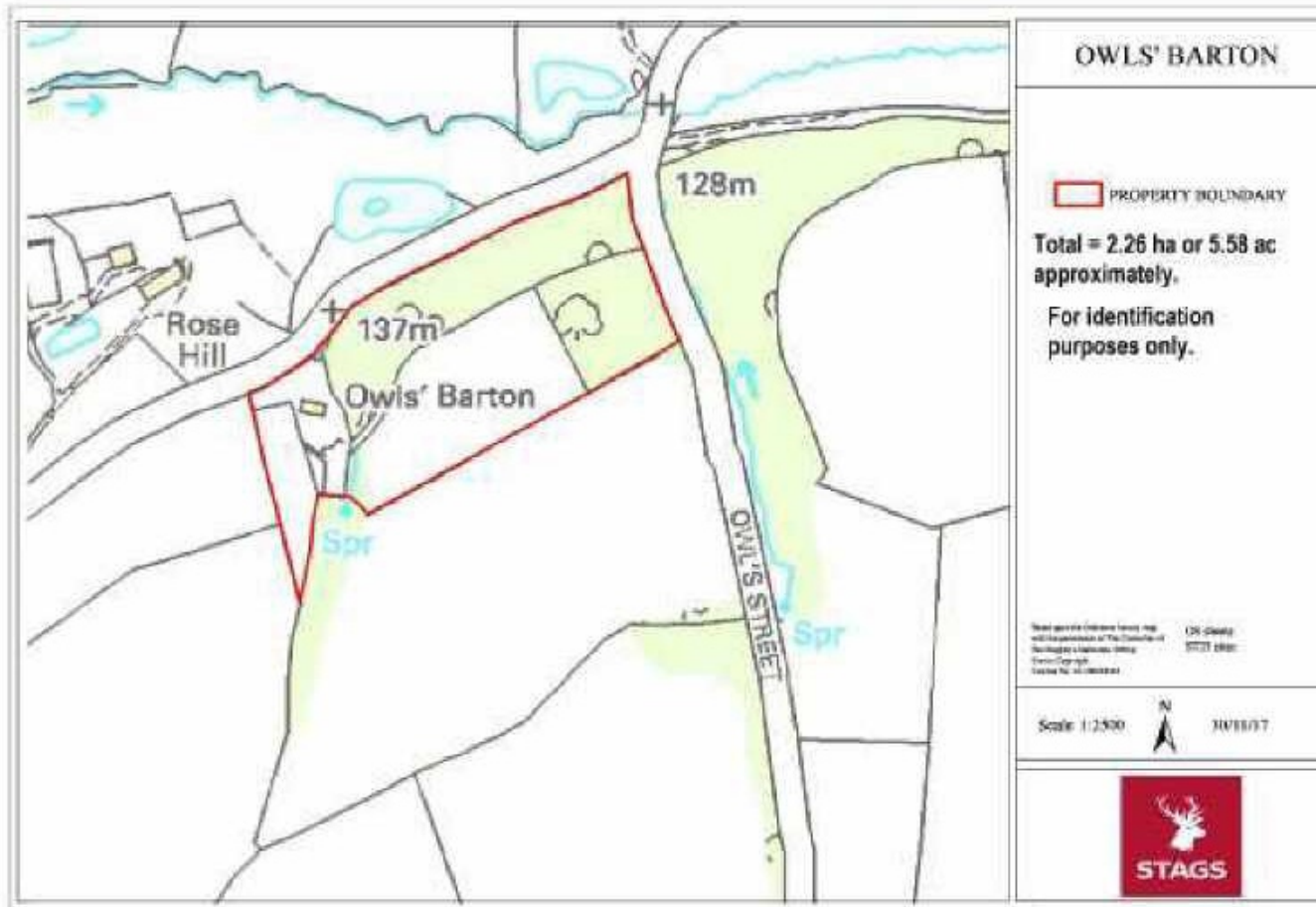
Description

Owls Barton is a period cottage with rendered colour wash elevations under a pitch tiled roof. The cottage has been extended many years ago and now provides versatile adaptable accommodation arranged over two floors. The accommodation includes an entrance lobby with downstairs cloakroom and door that opens into the main sitting room. The sitting room has dual aspect windows, one with window seat and door to the side garden. The dining room has a window overlooking the stable block, access to the kitchen, study, rear store and a turning staircase leading to the first floor. The study has an open fireplace with wood burning stove, fitted cupboards to



A charming period cottage set high in the beautiful Quantock Hills with 5.6 acres approximately.





either side and double aspect windows. The kitchen is fitted with a range of matching wall and base units and has a walk in larder and door through to a utility/boot room which leads to the outside.

On the first floor there are three double bedrooms and two bathrooms, all with windows enjoying wonderful views. Accessed from outside via a path there is a ramp leading to a small store/cellar under part of the living room.

Outside

Externally there is a hardstanding at the front of the house, with a five bar gate and a single detached garage to the front and a driveway which leads up to the house. At the front of the house there is an area of garden with planted flower beds, gardens to either side with a stream running along the side of the driveway and a sheltered south facing patio. To one side there is a vegetable patch with a greenhouse and timber shed. Next to the house there is a single storey shed, a further greenhouse and access to the yard where there is a timber stable block and gates providing access to the paddocks. The land is laid to pasture with an area of woodland to the front and side, the whole extending to approximately 5.6 acres approximately.

Services

Private water, electricity, oil fired central heating and private drainage.

Method of Sale

The property is being sold by informal tender on Friday 23rd March 2018 at 12 noon, unless sold prior.

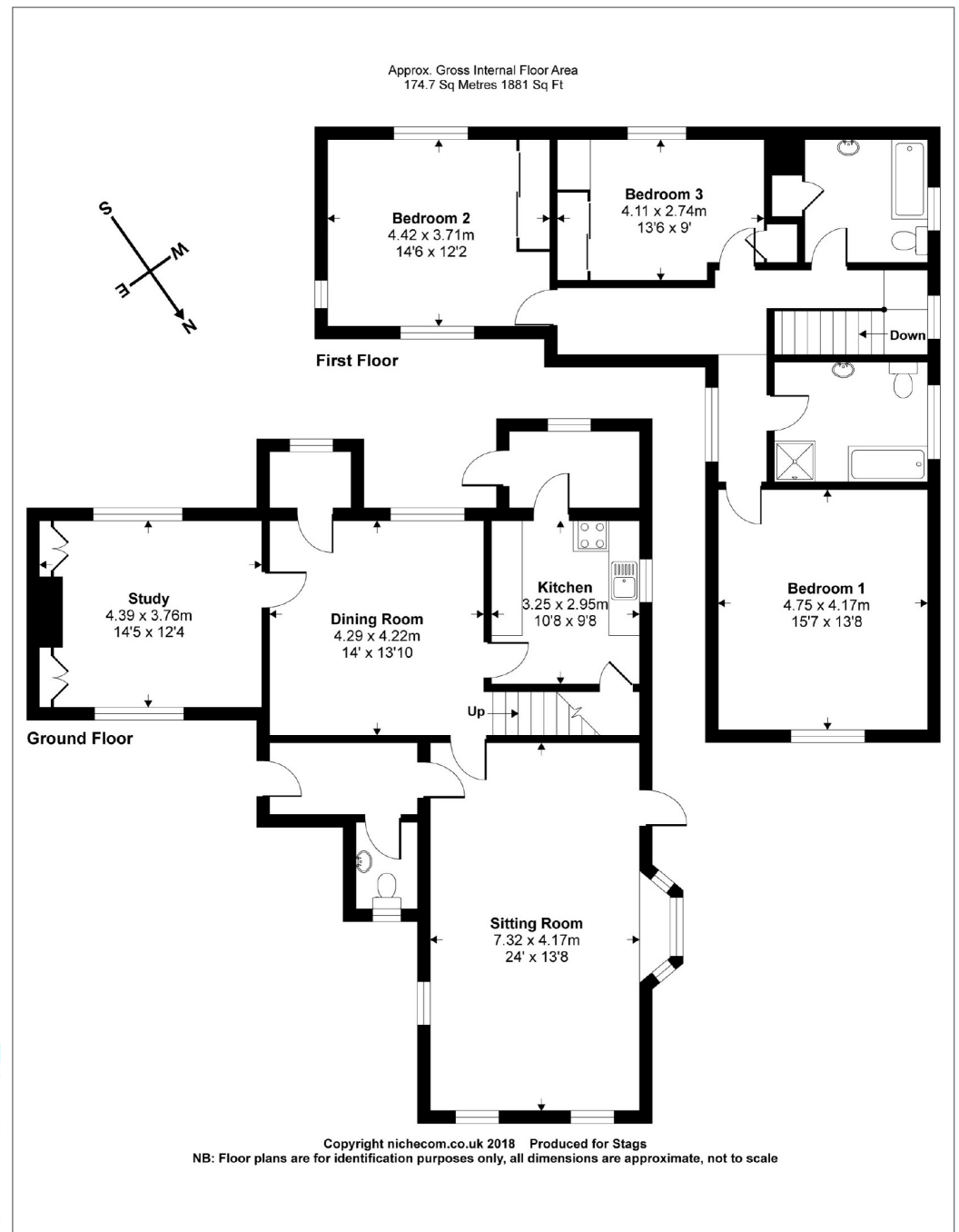
Directions

From the centre of Taunton proceed via North Street, passing Debenhams on your left and continue over the bridge onto Bridge Street. After 200 yards bear right onto Station Road and continue pass the railway station and keep going straight ahead to the next set of two traffic lights signposted to Kingston St Mary. Follow the road out of Taunton and in to the village of Kingston St Mary. In the centre of the village there is a grass triangle and turn right proceeding past the Church. Continue to the top of the hill and at the T Junction turn left and follow this road to the next junction where you need to take the left and immediately right by the green triangle. Follow the lane down the hill where Owls Barton can be identified on the right hand side after approximately half a mile.





These particulars are a guide only and should not be relied upon for any purpose.



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Energy Efficiency Rating		Current	Potential
More energy efficient - lower running costs			
20-100	A		
91-90	B		
80-65	C		73
55-48	D		
39-34	E		
27-20	F	23	
1-10	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	