



Quarry Breach

Over Stowey, Bridgwater, Somerset, TA5 1HP



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An attractive detached period cottage enjoying a stunning elevated location in the Quantock Hills with panoramic views over the surrounding countryside in gardens and grounds extending to approximately 2½ acres

GUIDE PRICE

£699,950

THE PROPERTY

Quarry Breach is a centuries old cottage enjoying a stunning elevated location in the Quantock Hills, with wonderful views towards the Bristol Channel, Wales and the Mendip Hills. The current owners have been in ownership, we understand, since 1989 and have skilfully and sympathetically refurbished and extended the accommodation, to create a beautifully presented family home with a lovely combination of modern and traditional features. The cottage enjoys substantial fireplaces in the principal reception rooms and exposed beams and the kitchen extension is well suited to a contemporary family lifestyle, with patio doors opening onto the terrace and gardens. There is well proportioned accommodation on the first floor with en suite facilities to two bedrooms and wonderful views over the surrounding countryside. The property has the benefit of mains gas fired heating and double glazing.

Quarry Breach is situated in delightful gardens and there is a substantial driveway and a detached triple garage with loft room over. There is a paddock with road frontage and the whole extends to approximately 2½ acres.





The accommodation comprises:

Entrance Porch with door to

Reception Hall with stairs to first floor providing an understairs cupboard, brick floor and door to

Snug with a window providing window seat with stunning rural views, window to front, fireplace with hearth and mantel

Sitting Room with feature stone fireplace with tiled hearth and adjacent recesses with fitted shelf, dual aspect windows providing window seats with views, French doors leading into the garden, part exposed stone walling to one wall

Inner Hall with brick floor

Cloakroom with low level w.c., wash basin, brick floor and window

Dining Room with window providing window seat, stone fireplace with tiled hearth, exposed stone walling to one wall, feature alcove, exposed ceiling timbers

Study with fitted desk, window and exposed ceiling timbers

Kitchen/Breakfast Room with a range of fitted units providing work surfaces with cupboards and drawers under, wall mounted cupboards, single drainer stainless steel sink and a half, built in oven, hob and hood, space for dishwasher, space and plumbing for automatic washing machine, pantry, space for tumble dryer, gas fired boiler, dual aspect windows, patio doors leading to the terrace and gardens, fitted cloaks/storage cupboard, stable door to

Boot Room with doorway to garden





First Floor

Landing with access through to inner landing with window and storage cupboard

Bedroom 1 with triple aspect windows with views, built in wardrobes, door to

En Suite with low level w.c., shower cubicle, pedestal wash hand basin and window with views

Bedroom with window, built in double wardrobe, built in desk with cupboards under and door to

En Suite with shower cubicle, wash basin, storage cupboard, "Jack and Jill" access to

Bathroom with panelled bath, pedestal wash hand basin, bidet, low level w.c., window, built in storage cupboard

Bedroom with dual aspect windows with views

Bedroom with window, built in wardrobe, built in storage cupboard

Bedroom with window, built in double wardrobe, fitted desk and shelving



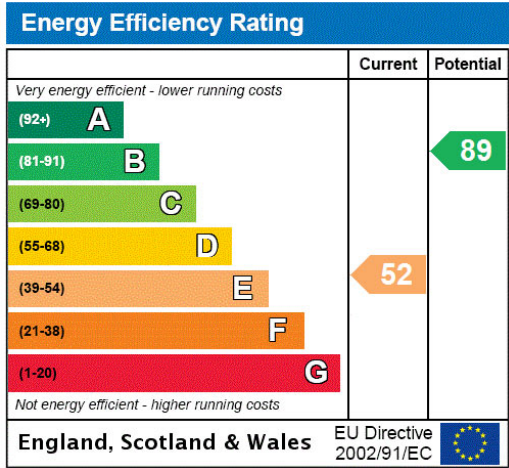
GARDENS AND GROUNDS

The property is approached from the lane through a five bar gate onto a driveway providing ample parking and turning, giving access to a triple garage with twin up and over doors, power and light and loft room over. The property is situated in delightful well established gardens with expanses of lawn, well stocked beds incorporating flowers and shrubs, circular pond and summerhouse. There is a kitchen garden, fruit trees, raspberry canes and a range of mature trees. Adjoining the kitchen there is a generous terrace with well stocked borders providing an enchanting outside dining/sitting area. There is a well enclosed paddock with road access and there is almost immediate access onto footpaths and bridleways. In one corner of the paddock there is a mature orchard and there is a block built outbuilding providing storage.

SURROUNDING AREAS

Quarry Breach is situated on the Quantock Hills being designated an Area of Outstanding Natural Beauty with miles of footpaths and bridleways ideal for those with walking, riding and mountain biking interests. The property is situated on the fringes of the favoured village of Over Stowey with parish church and village hall, whilst the larger village of Nether Stowey offers a good range of local facilities and amenities, including medical centre, shop, library, primary school, village hall, inns and garage. The market town of Bridgwater offers a range of facilities and amenities and has an M5 Motorway interchange. Taunton, the County Town, provides a comprehensive range of recreational, scholastic and shopping facilities as well as a main line railway station and M5 Motorway interchange.





DIRECTIONS

From Taunton proceed in a north westerly direction on the A358 towards Williton. After approximately 4 miles, after bypassing the village of Bishops Lydeard, turn right at the top of the hill where Crowcombe is signed. Proceed into the village of Crowcombe and turn right opposite the car park towards Nether Stowey. Carry on up and across the hill following the road towards Nether Stowey and come down the hill and shortly before the cattle grid the property will be found on the right hand side. If you reach the signpost saying Friarn you have gone too far.

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TOTAL GROSS INTERNAL FLOOR AREA 3494 SQ FT 324.5 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)

MAIN HOUSE INTERNAL FLOOR AREA 2262 SQ FT 210.1 SQ METRES

GARAGE INTERNAL FLOOR AREA 725 SQ FT 67.3 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)

OUTBUILDING INTERNAL FLOOR AREA 507 SQ FT 47.1 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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