



Brook Cottage

Lower Merridge, Bridgwater, Somerset. TA5 1DT



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A South facing, semi-detached period cottage of immense charm and character, occupying a delightful situation in the Quantock Hills in grounds extending to about 1.1 acres

PRICE GUIDE

£369,950

THE PROPERTY

Brook Cottage occupies a delightful south facing position in the Quantock Hills with, as its name implies, a small brook running through the gardens. This characterful cottage exhibits many wonderful period features typical of its age including a wealth of exposed beams and a particularly impressive inglenook fireplace. The kitchen/Breakfast room is well fitted with a number of custom built units. The main rooms enjoy a southerly aspect overlooking the gardens. On the first floor are 3 bedroom and a bathroom/shower room and there is also a very useful attic store room. It is offered with a good parcel of land and a number of useful outbuildings.

In summary, the accommodation comprises:

Stable front entrance door opening into the enclosed

Entrance Porch with further glazed door opening to the

Kitchen/Breakfast Room recently refitted with a range of ivory base and wall mounted units with fitted worktops with inset one and half bowl composite sink, built in Leisure range style cooker with five ring electric hob and with two ovens below, tiled floor throughout, former fireplace, plumbing for dishwasher

Living Room a characterful double aspect room enjoying a wonderful southerly aspect with French doors opening to the paved terrace and garden, large inglenook fireplace with inset Villager woodburning stove with bread oven to one side, log storage area, wealth of exposed ceiling beams





First Floor

Landing, airing cupboard with lagged hot water cylinder with immersion heater and shelving

Bedroom 1 a good sized double room of immense character with exposed ceiling timbers and window overlooking the front garden, built in desk/shelving, built in wardrobe

Bedroom 2 with exposed ceiling timbers

Bedroom 3 with exposed floorboards

Bathroom with white suite comprising panelled bath with shower screen and separate shower unit over, pedestal wash hand basin, close coupled w.c., tongue and groove panelling to dado rail height

Attic Store. From the landing staircase gives access to a very useful attic with double glazed roof light, undereaves store cupboards

OUTSIDE

The gardens enjoy a wonderful southerly orientation and immediately outside the property can be found a paved terrace providing an attractive sitting/dining out area. The remainder of the garden is lawned, bounded by flower and shrub borders and includes a stream. A brick paved driveway provides parking and turning space and gives access to a very useful range of outbuildings, including a former double garage now converted to provide garaging/workshop. Further outbuildings include a detached office/store with electric light and power connected, gardener's w.c. and laundry room. Situated at the rear of the garage/workshop is a former stable now providing a very useful store room. The paddock is situated on the other side of the brook and a driveway gives access to a further parking and turning area and here can be found further outbuildings, including a log store, mower store and garden shed. Within the paddock area there is a productive kitchen garden area with aluminium framed greenhouses. The paddock is also part planted with fruit trees.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		107
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	19	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



DIRECTIONS

Leave Taunton in a northerly direction heading towards Kingston St Mary. Proceed through this village and up onto the Quantock Hills and at the Pines Café crossroads continue straight over and proceed down the hill into Lower Merridge. Proceed through the hamlet and Brook Cottage is the last cream coloured cottage on your left hand side. The driveway will be found just before the cottage and is a wide brick paved driveway leading down to the garage. If you reach the Village Hall you have just passed the cottage.

SITUATION

Brook Cottage is situated in the small hamlet of Lower Merridge which is situated in the heart of the Quantock Hills which are designated An Area of Outstanding Natural Beauty. They provide miles of footpaths and bridleways ideal for those with walking and riding interests. The village of Spaxton is nearby and has a community run shop, pub and primary school. Bridgwater and Taunton are both readily accessible being about 7 miles away

Humberts

17 Hammet Street

Taunton

Somerset

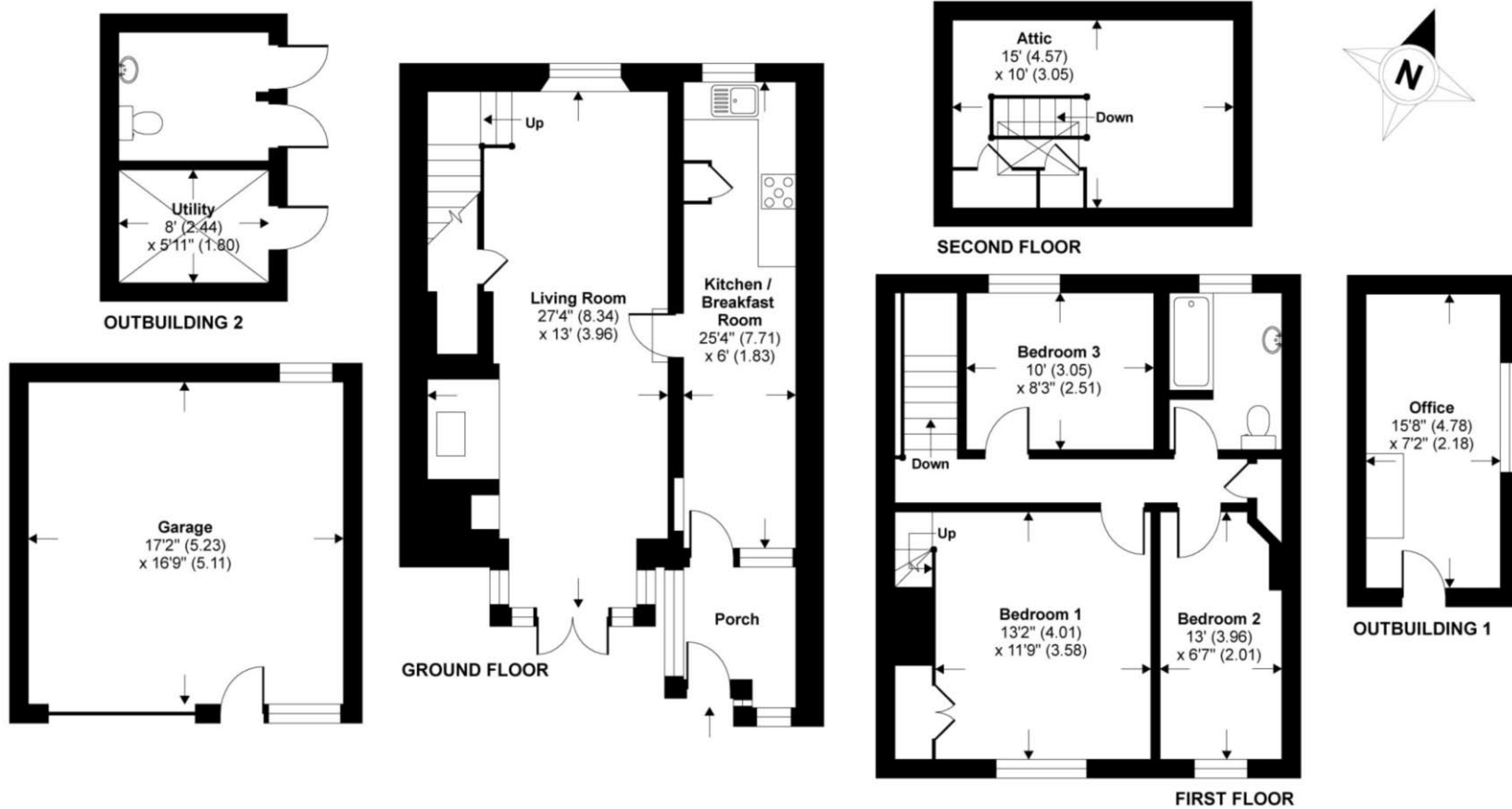
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TOTAL GROSS INTERNAL FLOOR AREA 1707 SQ FT 158.5 SQ METRES
MAIN HOUSE INTERNAL FLOOR AREA 1199 SQ FT 111.3 SQ METRES
GARAGE INTERNAL FLOOR AREA 289 SQ FT 26.8 SQ METRES
OUTBUILDING INTERNAL FLOOR AREA 219 SQ FT 20.3 SQ METRES

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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