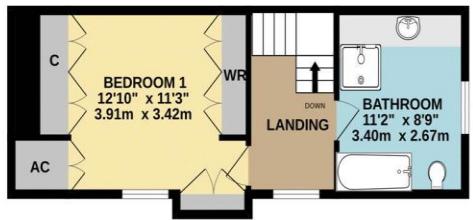


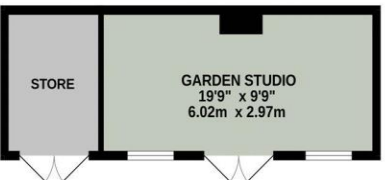
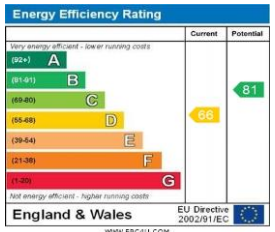
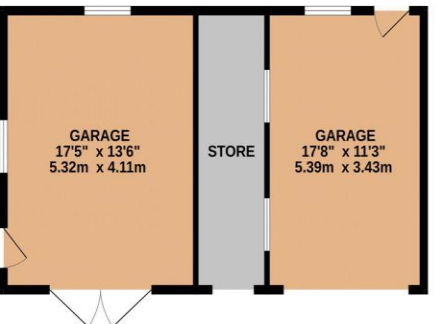
GROUND FLOOR
1204 sq.ft. (111.8 sq.m.) approx.



1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



OUTBUILDINGS
762 sq.ft. (70.8 sq.m.) approx.



TOTAL FLOOR AREA : 2330 sq.ft. (216.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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£575,000

WARE & CO
estate and letting agents

Combe Cottage, North Newton Bridgwater, TA7 0DL

- A stunning detached thatched cottage located in an idyllic location
- Drive parking and detached garage and carport
- Substantial timber summerhouse/craft room
- Two separate reception rooms
- Kitchen/breakfast room and a separate utility room
- Very spacious conservatory
- Ensuite guest bedroom
- Ground floor bedroom 3/study
- First floor bedroom and a four piece bathroom
- Stunning gardens surroiunded by open countryside



Nestled on the outskirts of the delightful village of North Newton, this enchanting detached thatched cottage offers a perfect blend of period charm and modern convenience. Located just a short distance from the picturesque Taunton to Bridgwater Canal, this property provides a serene countryside retreat while maintaining excellent connectivity to nearby towns and amenities.

Set within approximately one-third of an acre, the cottage is surrounded by breathtaking gardens that enhance its charm and tranquillity. A winding driveway leads through the grounds, providing ample parking and access to a large detached garage and carport. This beautiful cottage welcomes you through an inviting entrance porch, setting the tone for the warmth and elegance that lies within. Two charming reception rooms provide cosy yet spacious living areas, featuring delightful period details. The well-appointed kitchen is perfectly positioned for convenience and there is a generously sized conservatory – an idyllic space to enjoy the garden views year-round. Rounding off the ground floor is an ensuite guest bedroom and further bedroom/study. The first floor boasts a well-proportioned double bedroom and a spacious four piece bathroom, offering comfort and practicality.

The beautifully landscaped gardens boast a variety of mature trees, vibrant flower beds, and carefully manicured lawns, creating a haven for nature lovers. Winding pathways lead through secluded seating areas, allowing you to fully appreciate the serene environment. The gardens are designed for year-round enjoyment, with bursts of color in every season and plenty of space for outdoor activities, gardening, or simply unwinding in the tranquil setting. A delightful summerhouse offers additional outdoor space, perfect for relaxation or entertaining amidst the stunning natural surroundings.

This truly exceptional thatched cottage is a rare gem that must be seen to be fully appreciated. If you are looking for a home that offers character and charm, in a stunning setting, then look no further.

TOTAL FLOOR AREA 121 sq.m.

TENURE Freehold

COUNCIL TAX Somerset Council Tax Band D. Charges payable for 2024/25 - £2,727.64

SERVICES Main services of electricity and water are connected. Septic tank drainage and oil fired central heating. Broadband/Mobile phone coverage - The options of standard, superfast and ultrafast broadband with speeds upto 1mbps are available. For an indication of broadband speeds as well as mobile phone signal and coverage available please refer to the 'Ofcom checker' website.

