



GIBBINS RICHARDS
Making home moves happen

Pond Cottage & Alms Cottage, Bathealton, Taunton TA4 2AN

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THE PROPERTY

A near unique opportunity to acquire two self contained and attached cottages set in their own grounds of extensive gardens and paddocks extending to around seven acres. The cottages comprise a one bedrommed (Alms Cottage) and a three bedrommed (Pond Cottage), each with associated kitchens, bathrooms and ancillary spaces. Alms Cottage has gardens to the west and Pond Cottage to the north and east. The paddocks extend to the front and off to the east / south east. The properties are set up a private driveway and have their own private drainage system and would make an ideal retreat for dual living where Alms Cottage could be used as an annexe to Pond Cottage.

Pond Cottage - Tenure: Freehold / Energy Rating: F / Council Tax Band: E

Alms Cottage - Tenure: Freehold / Energy Rating: E / Council Tax Band: C

Both properties are abundant in history and have some fantastic period features as well as some more modern attributes. They are both served by oil fired central heating and hot water and private drainage.

Opportunities such as this are rarely available and the position of the cottages within the hamlet of Bathealton, as well as their proximity to Wellington, Wiveliscombe and the M5 motorway, make this an even more enticing proposition. An early viewing is highly recommended.





TWO ATTACHED COTTAGES

STAND-ALONE LOCATION WITH APPROXIMATELY 7 ACRES

PRIVATE DRIVEWAY

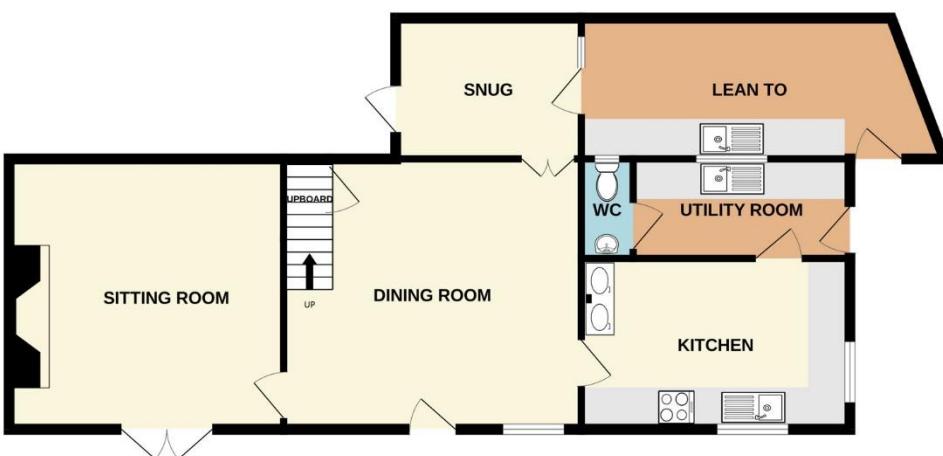
EXTENSIVE GARDENS

IDEAL ANNEXE ACCOMMODATION FOR DUAL LIVING

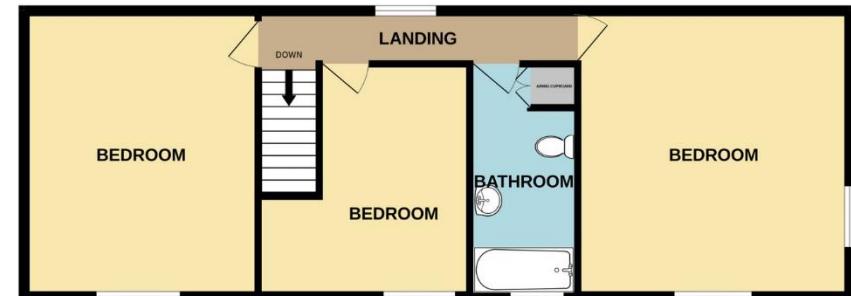
RARE OPPORTUNITY IN A RURAL COMMUNITY

VIEWING DEEMED ESSENTIAL

GROUND FLOOR
868 sq.ft. (80.7 sq.m.) approx.



1ST FLOOR
693 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA : 1561 sq.ft. (145.1 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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ACCOMMODATION

POND COTTAGE

Accessed straight into:

Dining Room 16' 2" x 14' 8" (4.92m x 4.46m) Which in turn leads to:

Kitchen 14' 7" x 9' 3" (4.44m x 2.82m)

Utility Room 11' 9" x 5' 5" (3.58m x 1.64m)

Snug 10' 0" x 7' 8" (3.06m x 2.33m)

Lean-to 19' 8" x 7' 8" (6m x 2.33m)

Sitting Room 14' 10" x 14' 8" (4.53m x 4.46m)

First Floor Landing

Bedroom 1 15' 6" x 12' 8" (4.72m x 3.86m)

Bedroom 2 12' 8" x 11' 5" (3.85m x 3.49m)

Bedroom 3 15' 8" x 14' 9" (4.78m x 4.49m)

Bathroom 12' 8" x 5' 10" (3.85m x 1.78m) Airing cupboard.

Outside Similar amount of garden to the rear, again with the oil tank. Parking to the front and side. Access up a short path to a series of stables and access to the paddock, which in all totals approximately seven acres.

ALMS COTTAGE

Entrance straight into:

Sitting Room 20' 4" x 14' 2" (6.19m x 4.33m) Built-in cupboard. Leads to:

Kitchen/

Breakfast Room 15' 0" x 8' 8" (4.57m x 2.63m)

Additional Office 13' 0" x 11' 11" (3.97m x 3.64m)

Utility Room 7' 9" x 6' 9" (2.35m x 2.07m)

First Floor Landing 15' 4" x 11' 5" (4.67m x 3.47m)

Bedroom 9' 8" x 9' 4" (2.94m x 2.84m)

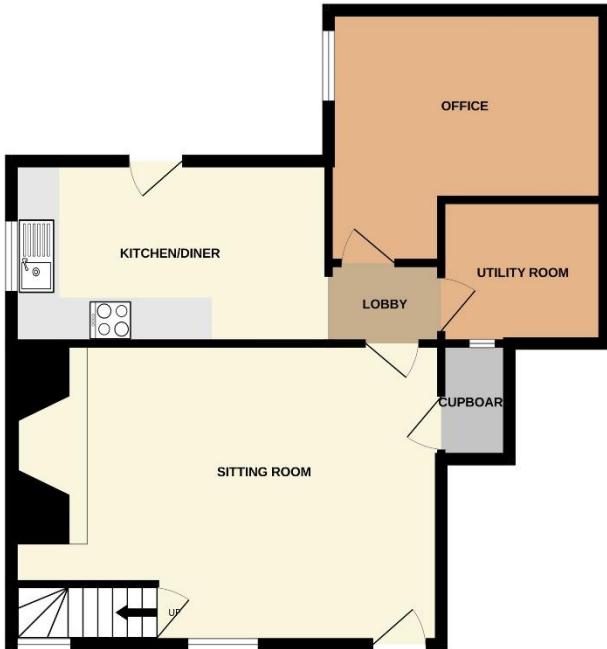
Bathroom 9' 6" x 5' 8" (2.89m x 1.73m)

Outside Good amount of parking at the end of the driveway, as well as a beautiful cottage garden, which abuts a small stream to the far west. There is also an enclosed rear area of garden on the level with the oil tank and access to the rear of the property.

Alms Cottage



GROUND FLOOR
610 sq.ft. (56.7 sq.m.) approx.



1ST FLOOR
289 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA: 899 sq.ft. (83.6 sq.m.) approx.
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.

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Once an offer is accepted by our client, an Administration Fee of £40 + VAT (£48) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.



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50 High Street, Taunton, Somerset TA1 3PR Tel: 01823 332828
Email: tn@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk