



GIBBINS RICHARDS 

Palmers Cottage, Castle Hill, Over Stowey, Nr. Bridgwater TA5 1ET

£425,000

GIBBINS RICHARDS 
Making home moves happen

A lovely detached period cottage occupying an enviable location nestled on the slopes of the picturesque Quantock Hills. Well presented accommodation consists of hall, sitting room with wood burner, dining with wood burner, re-fitted 'Howdens' kitchen, utility/cloakroom, sun lounge, three first floor bedrooms and bathroom. Useful outbuilding/study providing self-contained use incorporating a sitting room, kitchenette, shower room and mezzanine level. Beautiful secluded gardens, outbuildings and secure off road parking.

Tenure: Freehold / Energy Rating: E / Council Tax Band: D

An internal viewing is highly recommended to fully appreciate this charming detached cottage enjoying a lovely semi-rural location on the edge of the picturesque Quantock Hills. The property is within walking distance to the historic village of Nether Stowey which offers a number of day to day amenities and is also within easy reach of Dunster Castle and beach. The larger towns of Bridgwater and Minehead are within comfortable reach.

BEAUTIFULLY PRESENTED PERIOD COTTAGE
SLOPES OF THE PICTURESQUE QUANTOCK HILLS
TWO RECEPTION ROOMS WITH LOG BURNERS
RE-FITTED KITCHEN
UTILITY/CLOAKROOM
GARDEN ROOM ADDITION
THREE FIRST FLOOR BEDROOMS & BATHROOM
BEAUTIFUL SECLUDED GARDENS
SECURE OFF ROAD PARKING / USEFUL OUTBUILDING
GAS CENTRAL HEATING / MAINS DRAINAGE





Entrance Hall	Stairs to first floor.
Sitting Room	14' 0" x 14' 0" (4.26m x 4.26m) (max) with exposed beams, log burning stove, window seat.
Dining Room	14' 0" x 9' 6" (4.26m x 2.89m) Wood burning stove.
Kitchen	9' 10" x 8' 2" (2.99m x 2.49m) Re-fitted in recent years incorporating a built-in oven and hob, built-in dishwasher unit, attractive range of 'Howdens' fitted floor and wall cupboard units.
Inner Lobby	Utility cupboard and recess. Worktop with space under for fridge or freezer. Door to;
Garden Room	11' 2" x 6' 8" (3.40m x 2.03m) Beautiful room overlooking attractive gardens.
Cloakroom/Utility Room	6' 5" x 4' 2" (1.95m x 1.27m) Wash basin and WC. Space and plumbing for wash machine. Worktop with space under for fridge or freezer
First Floor Landing	
Bedroom 1	14' 6" x 10' 6" (4.42m x 3.20m) Attractive views. Fitted wardrobes and recess.
Bedroom 2	10' 2" x 8' 8" (3.10m x 2.64m)
En-suite Cloakroom	WC and wash basin.
Bedroom 3	9' 5" x 6' 7" (2.87m x 2.01m) Boiler cupboard housing gas fired central heating combination boiler and adjoining linen cupboard.
Bathroom	6' 8" x 4' 6" (2.03m x 1.37m) Panelled bath with mixer shower and drop rain head attachment. Wash basin and WC.
Outside	Wooden opening gates and pedestrian gate lead on to a resin gravelled driveway providing ample off road parking. Adjacent to 'The Piggery' is a useful work store. Two entry gates lead to a beautifully tended and private garden interspersed with a number of specimen trees and shrubs and gravel sections, as well as various lawned areas. Part crazy paved pathway, timber sun deck, work shed/store and adjoining wood store. Stepping stones pathway leading to a further garden area which is beautifully blended with numerous bordering shrubs, plants, rose trellis and raised sun patio. We believe the garden to be south/east facing.
The Piggery	16' 5" x 11' 0" (5.00m x 3.35m) Useful outbuilding, Ceramic tiled flooring, inglenook storage/cloaks cupboard.
Kitchenette	With sink unit and fridge recess.
Shower Room	6' 5" x 5' 5" (1.95m x 1.65m) Shower cubicle, wash basin and WC.
Mezzanine Level	With eaves storage.





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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