



GIBBINS RICHARDS 

Zine Cottage, Stolford, Nr. Bridgwater TA5 1TL

GIBBINS RICHARDS 
Making home moves happen

A gorgeous extended three bedroom semi-detached cottage with a separate two bedroom annex lodge. The property also benefits from stables, paddock, ample off-road parking, large double garage and additional outbuildings. Nestled within the stunning Stolford countryside the cottage accommodation comprises in brief; entrance hall/utility/boot room, shower room, dining room, kitchen/breakfast room, sitting room. To the first floor are three bedrooms and family bathroom. The annex accommodation comprises; utility, sitting/kitchen/dining area, two bedrooms (master with en-suite), and 'Jack-and-Jill' shower room. Externally the annex boasts a veranda with stunning countryside views.

Situated with an ample 0.72 acres of land, the property also benefits from well stocked gardens including a wild life pond and raised vegetable patch. The outside space would be ideal for a manageable small holding.

Tenure: Freehold / Energy Rating: F / Council Tax Band: C

Stolford is a small hamlet located close to the village of Stogursey north west of the town of Bridgwater. Bridgwater lies approximately nine miles away and offers a wide range of shopping, leisure and financial amenities as well as excellent access to the M5 motorway via Junctions 23 and 24. The property is within walking distance of Stolford beach providing an ideal position for coastal walks and countryside walks.





BEAUTIFUL THREE BEDROOM SEMI-DETACHED
COTTAGE
TWO BEDROOM ANNEXE
Paddock & Stable Block
Multiple off road parking
Double Garage
Rural Location
WHAT 3 WORDS: SCUBA.ROSES.AUTOMATE

ACCOMMODATION

Entrance Hall	16' 5" x 6' 11" (5m x 2.1m) Front aspect window, plumbing for washing machine. Storage cupboard and leading into the dining room & shower room.
Shower Room	Side aspect window, toilet, basin and shower.
Dining Room	14' 1" x 11' 10" (4.3m x 3.6m) Side aspect window, leading into the kitchen and sitting room.
Sitting Room	16' 5" x 11' 10" (5m x 3.6m) Side aspect window, French doors leading into the garden. Open fireplace with wood burner.
Kitchen	16' 5" x 9' 6" (5m x 2.9m) Dual aspect windows. Electric hob and cooker with integrated dishwasher.
Hallway	Turning staircase to the first floor, door to outside and an under stairs storage cupboard.
First Floor Landing	Side aspect window. Doors to three bedrooms and family bathroom.
Bedroom 1	16' 5" x 11' 10" (5m x 3.6m) Side aspect window. Built-in wardrobe.
Bedroom 2	14' 1" x 11' 2" (4.3m x 3.4m) Front aspect window.
Bedroom 3	16' 5" x 4' 11" (5m x 1.5m) Side aspect window.
Bathroom	13' 1" x 4' 7" (3.98m x 1.40m) Side aspect window. Toilet, basin and bath. Storage Cupboard.
Outside	The property lies within roughly 0.72 acres with stable block, double garage and a multitude of off road parking. Surrounded by scenic views.



Annexe - Butterfly Lodge

Entrance/Utility	9' 6" x 4' 9" (2.9m x 1.45m) Storage cupboard. Wall and floor mounted units. Sink.
Sitting/Dining/Kitchen	21' 7" x 19' 3" (6.59m x 5.87m) Multiple aspect windows. Sliding doors to veranda. To the kitchen area there are floor and wall mounted cupboards. Integrated oven and gas hob, dishwasher, fridge/freezer.
Shower Room	9' 6" x 7' 3" (2.9m x 2.2m) Equipped in a three piece suite comprising shower, low level WC and wash hand basin. Door to Bedroom 2;
Bedroom 1	14' 6" x 10' 2" (4.42m x 3.1m) (max) Side aspect window. Dressing area with built-in wardrobes. Door to;
En-Suite Bathroom	Side aspect window. Equipped in a modern white suite comprising low level WC, wash hand basin and bath.
Bedroom 2	10' 3" x 9' 5" (3.13m x 2.86m) Rear aspect windows.



GROUND FLOOR



1ST FLOOR



GROUND FLOOR



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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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.

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