



GIBBINS RICHARDS 

The Coach House, St Mary Street, Nether Stowey, Nr. Bridgwater TA5 1LJ

£480,000

GIBBINS RICHARDS 
Making home moves happen

A delightful period cottage enjoying a tucked away location close to the heart of this lovely village which is nestled on the foot hills of the picturesque Quantock Hills. Versatile accommodation on both floors include a large sitting room with wood burning stove, spacious kitchen/dining room, useful studio/office, downstairs cloakroom as well as three double first floor bedrooms including en-suite shower room and separate bathroom. Attractive secluded gardens and ample off road parking.

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

The Coach House is a splendid attached period cottage, boasting many attractive features and spacious accommodation on both floors including a most useful converted former garage which is now being utilized as an art studio. The property is located close to the heart of this sought after village which benefits from a number of day to day amenities including a post office, village stores, butchers, library, hairdressers, primary school, 2 pubs, a fire station, a veterinary practice and an award winning medical centre.

SPACIOUS PERIOD COTTAGE
CLOSE TO HEART OF VILLAGE CENTRE
THREE RECEPTION ROOMS
THREE DOUBLE BEDROOMS
EN-SUITE SHOWER ROOM
FIRST FLOOR BATHROOM
ATTRACTIVE GARDENS
SECURE OFF ROAD PARKING
GAS CENTRAL HEATING
DOUBLE GLAZING
WHAT 3 WORDS: exulted.tablet.wolves



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Entrance Hall
Sitting Room

16' 6" x 16' 5" (5.03m x 5.00m) most attractive room with wood burning stove with French doors to garden.

Kitchen/Dining Room

17' 0" x 16' 9" (5.18m x 5.10m) with 'Range Master' dual fuel oven. Pantry/Cloaks cupboard. Stable door to outside.

Lobby

Cloakroom

Utility/Studio

Low flush WC and wash basin.
14' 10" x 14' 6" (4.52m x 4.42m) Storage cupboard. Boiler cupboard containing gas fired central heating boiler. Belfast sink unit. Access to front.

First Floor Landing

Bedroom 1

17' 0" x 12' 2" (5.18m x 3.71m) Dual aspect room with en-suite shower room and walk-in dressing room.

Bedroom 2

17' 2" x 12' 8" (5.23m x 3.86m) Fitted wardrobes.

Bedroom 3

11' 0" x 10' 5" (3.35m x 3.17m) Fitted wardrobes/storage cupboard.

Bathroom

10' 5" x 7' 10" (3.17m x 2.39m) Jacuzzi bath and separate shower enclosure.

Outside

The property is approached via a shared drive with five bar gate leading to an independent driveway which provides off road parking for up to three vehicles. The garden is well secluded by mature hedgerows and incorporates storage sheds, wood store, lawn and attractive bordering shrubs and plants. There is a further enclosed garden to the side with a split level courtyard and sun patio.



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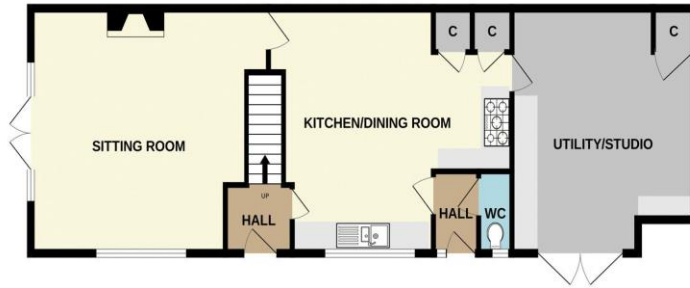


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GROUND FLOOR
835 sq.ft. (77.6 sq.m.) approx.



1ST FLOOR
867 sq.ft. (80.6 sq.m.) approx.



TOTAL FLOOR AREA : 1702 sq.ft. (158.1 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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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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