



GIBBINS RICHARDS 

Old Mill Cottage, 52 Woolavington Hill, Woolavington, Nr. Bridgwater TA7 8HH

£415,000

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Making home moves happen

A spacious detached period cottage boasting generous size gardens, extensive off road parking, converted garage and outbuildings. The accommodation comprises; entrance hall, utility room, sitting room with inglenook fireplace, dining room, re-fitted kitchen, downstairs bathroom and bedroom, two first floor bedrooms, dressing room and en-suite.

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

The Old Mill is a period detached cottage boasting a number of attractive features. The property provides spacious and flexible accommodation which benefits from a re-fitted kitchen. One of the main features of the property is its extensive gardens and we understand that planning permission existed at one stage for a detached bungalow to be built within its grounds. The existing double garage has been converted into a very useful studio room which has been fully insulated with loft space. The underlying feature of the property is its extensive garden to the rear which carries a good degree of privacy with a raised terrace/entertainment area, extensive lawn and storage sheds. The Old Mill is located in the popular village of Woolavington which contains a number of amenities to include general stores, primary school, village hall, medical centre etc. The picturesque Polden Hills with access to Street and Glastonbury are within easy reach, whilst the M5 motorway at Junction 23 is easily accessible.

ATTRACTIVE PERIOD COTTAGE
VERSATILE ACCOMMODATION
TWO RECEPTION ROOMS
RE-FITTED KITCHEN
THREE DOUBLE BEDROOMS
EN-SUITE SHOWER ROOM / SEPARATE FAMILY BATHROOM
LARGE GARDENS
STUDIO/OFFICE (FORMER GARAGE)
OIL FIRED CENTRAL HEATING
PRIVATE DRAINAGE





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Reception Hall 17' 1" x 5' 10" (5.21m x 1.78m)
 Utility Room 10' 6" x 5' 10" (3.21m x 1.78m) Containing oil fired central heating boiler.
 Sitting Room 14' 0" x 10' 0" (4.26m x 3.05m) with feature inglenook fireplace with wood burner. Exposed ceiling beams.
 Dining Room 19' 7" x 10' 0" (5.96m x 3.05m) with exposed ceiling beams, understairs storage, stairs to first floor.
 Kitchen 13' 10" x 7' 10" (4.21m x 2.39m) Fitted with floor and wall cupboard units, granite work tops, 'Range' electric oven. Access to garden.
 Bathroom 8' 10" x 6' 5" (2.69m x 1.95m) Low level WC, wash hand basin and bath.
 Bedroom 3 13' 2" x 10' 2" (4.01m x 3.10m)
 First Floor Landing
 Bedroom 1 17' 0" x 10' 5" (5.18m x 3.17m) with dressing area 5' 1" x 4' 10" (1.54m x 1.47m) containing two double built-in wardrobes, door to; 10' 2" x 7' 2" (3.10m x 2.18m) Low level WC, wash hand basin and shower enclosure.
 En-Suite Shower Room 12' 3" x 10' 6" (3.74m x 3.19m)
 Bedroom 2 12' 3" x 10' 6" (3.74m x 3.19m)
 Outside Partly walled front garden with extensive off road parking and access to Studio (former double garage) - 19' 0" x 15' 8" (5.79m x 4.77m) with power and lighting. The rear garden contains a raised sun terrace and gazebo, extensive lawned sections, storage sheds (one containing light and power). The garden itself is well screened by mature shrubs and hedgerows.



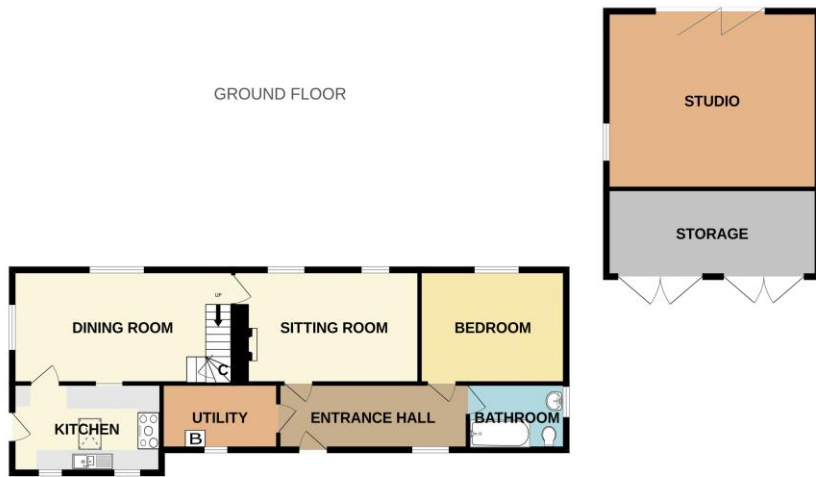
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1ST FLOOR



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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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.



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