



GIBBINS RICHARDS 
Making home moves happen

6 St Mary Street, Nether Stowey, Nr. Bridgwater TA5 1LJ
£345,000

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A beautifully presented four-bedroom Grade II Listed period home set in the charming village of Nether Stowey. This characterful property is warmed by gas central Rayburn and showcases a wealth of period features throughout. It also benefits from off-road parking for multiple vehicles and a private, low-maintenance courtyard garden. The well-proportioned accommodation briefly comprises: a spacious entrance hallway, utility/shower room with separate WC, a light-filled garden room, kitchen, and a welcoming sitting room. Upstairs, there are four bedrooms, two of which enjoy en-suite facilities, a third with a dedicated shower, and an additional storage room offering excellent practicality. Externally, the property offers generous off-road parking to the front, while the rear features a secluded courtyard garden, Ideal for relaxing or entertaining.

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

An internal viewing is strongly recommended to fully appreciate this stunning home. The property is located in this historic Quantock village of Nether Stowey which boasts a number of day to day amenities to include local stores, village hall, primary school and pub. The Bridgwater town centre is approximately 8 miles distant and provides a wide and comprehensive range of facilities including both M5 and intercity railway access.

GRADE II LISTED
CHARACTERFUL PERIOD HOUSE
WALKING DISTANCE TO LOCAL SHOPS & AMENITIES
STUNNING VILLAGE LOCATION
OFF ROAD PARKING
COURTYARD GARDEN
GAS RAYBURN





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Entrance Hall	Stairs to first floor, doors leading to garden room, kitchen, ground floor cloakroom/utility.
Garden Room	11' 2" x 10' 6" (3.4m x 3.2m) Front aspect French doors to courtyard garden.
Utility/Shower Room	13' 1" x 9' 10" (4.m x 3.m) Side aspect window. Utility cupboards with a multitude of storage. Shower enclosure. Space and plumbing for washing machine.
WC	5' 11" x 2' 11" (1.8m x 0.9m) Low level WC and wash hand basin.
Kitchen	14' 1" x 13' 5" (4.3m x 4.1m) Side aspect window. Fitted floor and wall cupboard units. Integrated electric oven and hob. Gas 'Rayburn'. Space and plumbing for dishwasher.
Sitting Room	18' 1" x 16' 1" (5.5m x 4.9m) Front and side aspect windows. Open fireplace.
First Floor Landing	Door to Bedroom 2.
Bedroom 2	11' 2" x 9' 6" (3.4m x 2.9m) Side aspect window. Door to;
En-Suite Bathroom	11' 6" x 4' 11" (3.5m x 1.5m) Side aspect window. Low level WC, wash hand basin and bath with overhead shower. Heated towel rail.
Bedroom 4	10' 2" x 10' 2" (3.1m x 3.1m) Rear aspect window. Built-in wardrobes.
Bedroom 3	13' 5" x 13' 5" (4.1m x 4.1m) Side aspect window. Built-in wardrobe. Shower enclosure and wash hand basin.
Bedroom 1	18' 1" x 11' 2" (5.5m x 3.4m) Front aspect window. Built-in wardrobes. Door to;
En-Suite Bathroom	13' 9" x 4' 7" (4.2m x 1.4m) Low level WC, wash hand basin and bath with overhead shower.
Additional Storage	6' 7" x 5' 7" (2.m x 1.7m)



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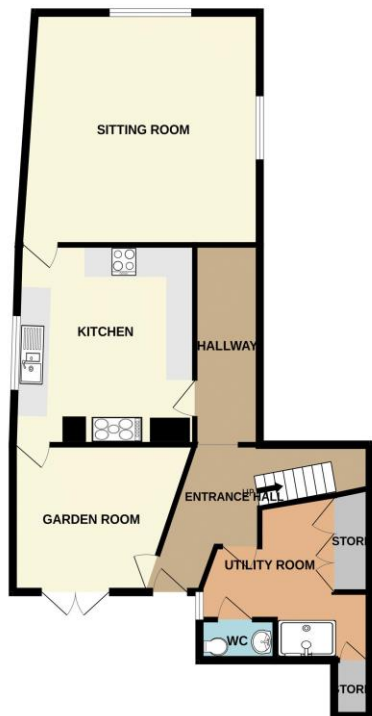


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GROUND FLOOR



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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1ST FLOOR



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.
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's 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 £250 per case.
Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) **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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