



THE OLD RECTORY
OTTERHAMPTON



The Old Rectory, Otterhampton, Bridgwater TA5 2PT

Nestled down a rural driveway, just off the A39, The Old Rectory in the charming hamlet of Otterhampton is a hidden gem waiting to be discovered and bursting with character and opportunity...

The vast, open country space surrounds you with a sense of stepping into the most serene and unspoilt territory.

Kerb appeal does not disappoint, and those first impressions are not misplaced. Drive through the wooden gates to find the main house hidden beyond the trees... With more than ample parking, soak up your surroundings on your approach to the front door. This is a wonderful, substantial family home situated in an area of outstanding natural beauty. The property is surrounded by indigenous wildlife and is a haven of peace and tranquillity.

The rural hamlet of Otterhampton is located between the villages of Stockland Bristol and Combwich. A short distance to the estuary, it is well known for its delightful coastal walks. Bridgwater is the nearest main town and can be found 5 miles to the east, offering a wider range of shopping and leisure facilities alongside all amenities and if a more bustling environment is on the cards for the day, a 10-mile drive over the Quantock Hills gives access to the county town of Taunton. The village primary school is perfect for little ones, whilst a variety of great secondary education is nearby. There are excellent transport links too, making the daily commute a doddle and if further destinations are calling, international airports can be found at both Bristol and Exeter. The location of this property offers the best of both worlds, surrounded by protected wetlands yet a stone's throw away from all life's essentials.

Passing the lush lawn and established trees of the front garden, the main house sits comfortably within its surroundings. This period family home, spreading over three storeys, is bursting with character. The possibilities here are endless and restricted only by your imagination. Walk through the original period front door into the large, open hallway, bursting with natural light.





Taking the first door to your left, walk into the sitting room. This elegant room, with its beautiful bay window, feature fireplace with wood burner and a host of period features throughout. It is the perfect spot for curling up with a good book and finding that moment of peace.

From the entrance hall step through into the hallway, from which the dining room, office, ground floor WC and kitchen/breakfast room with utility room can be found. The ground floor is also home to a bedroom with en suite bathroom and stairs down to the cellar which currently houses a gym and a wine collection.





From the hallway, pop through into the gloriously sized central dining room. This lavish L-shaped space with original parquet floors can seat the immediate family for dinner or forty for a formal affair. Easy access to the kitchen and cloakroom makes the perfect space to keep an eye on everyone.

The second spacious reception room is currently being used as the drawing room. It is also home to a feature fireplace with log burner and front facing bay window. This calm and comfy space is just the place for family movie marathons and cosy nights in.



Head into the kitchen, noticing the lovely natural flow of the ground floor. White units, plenty of worksurfaces, tiled walls and striking red Aga make a great contrast with the period features of this home. Several windows with amazing views overlooking the neighbouring fields and beyond brings light and a great feeling of space. The utility room and access to the outside space via the rear hall keep things practically perfect for family living.

When entering the office, appreciate how spacious and light-filled this room is. Just right for hybrid or home working, this room could have a multitude of uses including music room, study or play room.



The ground floor bedroom is light and bright, with built-in storage. There is room for the biggest of beds and furniture and the en suite bathroom makes it just the ticket for guests or older children alike.

Pop back into the hallway and take the original, wooden-banistered, carpeted staircase to the first floor, where you will find six bedrooms (one with en suite bathroom and dressing room), a family bathroom, a twin shower room (check out the sauna!) and a second kitchen. The décor is tastefully in keeping with the rest of the home and the wide, light-filled landing leads off to all rooms, with a second staircase leading to the second floor.



The spacious master bedroom has a fabulous front-facing window with stunning views over the countryside, and a pretty period fireplace. There is plenty of room for the biggest of beds and the dressing room is ready to house the most well-dressed of us. An en suite bathroom with soaker tub and views over the side of the property is the perfect bolt hole for five minutes peace away from the hustle and bustle of family life.

The centrally-positioned family bathrooms have a mix of practicality and style will manage the busiest of mornings. And fancy a sauna? Go ahead in this wonderful addition that can seat the whole clan!





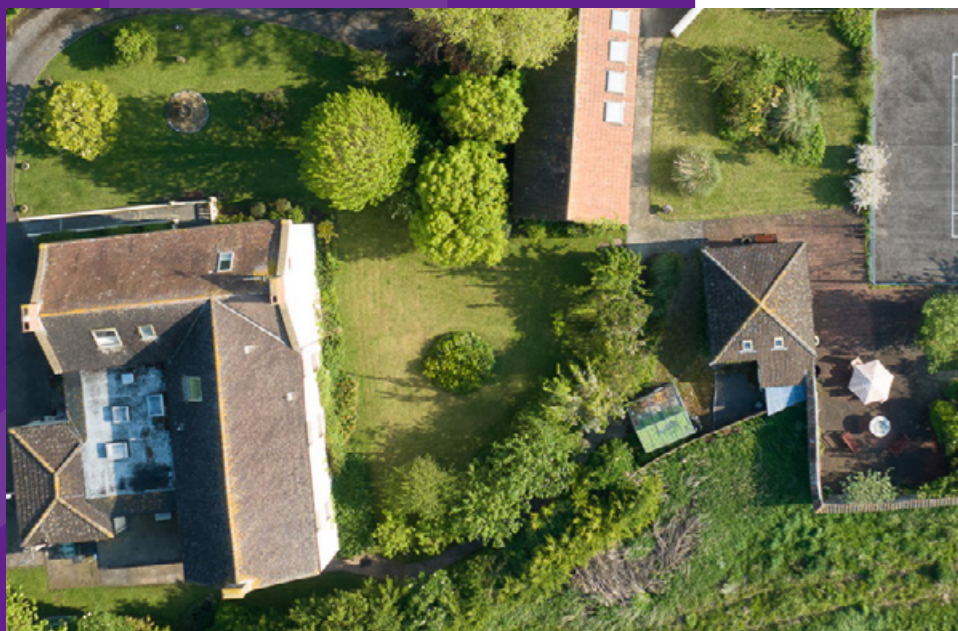
The second bedroom is a well sized double room filled with light from the front-facing windows. Tasteful décor, original fireplace and built in storage give this room character and comfort. The third and fourth bedrooms are both a good size double, with side-facing windows over the garden and beyond. Bedrooms five and six are both a great size and have rear-facing windows.

The first-floor kitchen doubles as a laundry room – very handy for a home this size. Tonnes of storage solutions and a place for all the practicalities makes this a super-useful space.



And we're not finished yet! Climb the staircase to the second floor and find two hidden gems ready to host teenage hang-out spaces or perhaps a gym space or further bedrooms. There is plenty of storage under the eaves too, for all those family treasures.

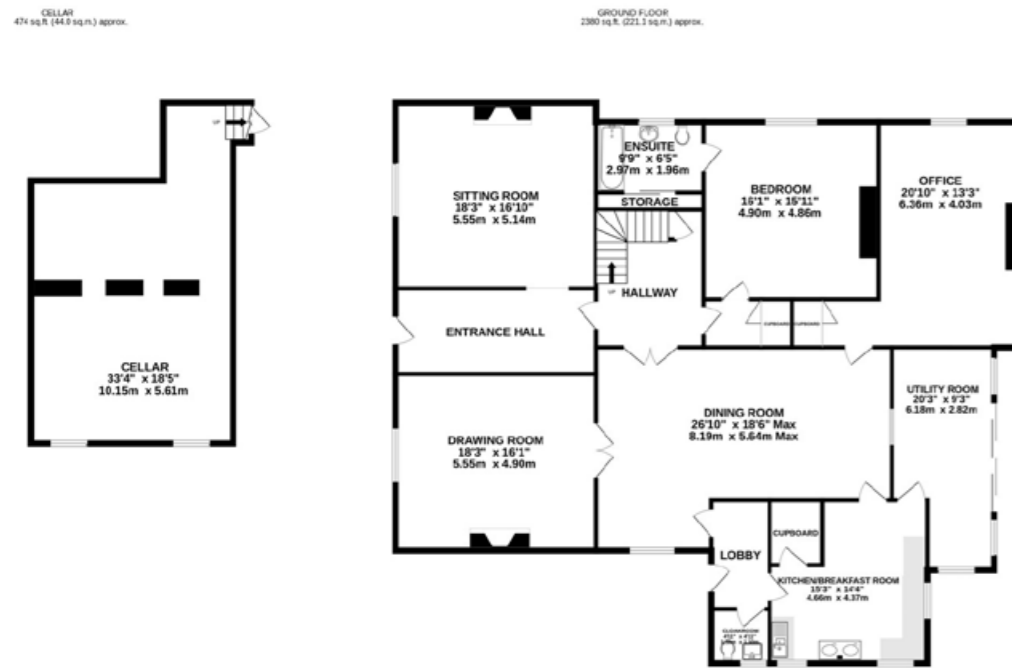
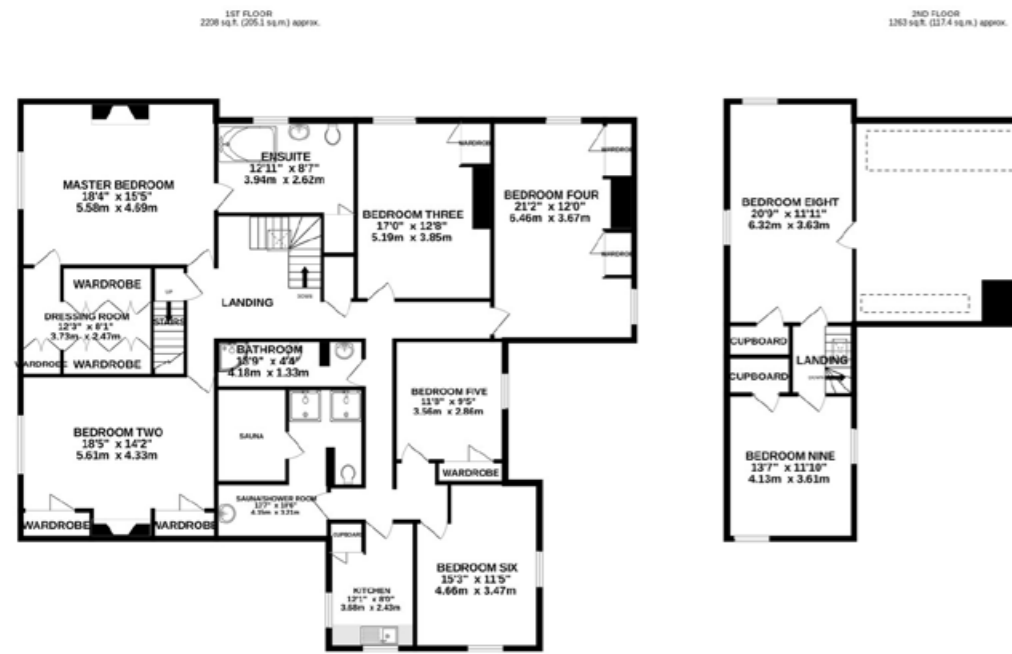




This property comes with an abundance of outdoor space, with established hedges and trees making the large perimeter of the easily maintained, extensive rear garden, ready for a taste of the Good Life and full of opportunity for all those wildest garden dreams. Peace and tranquillity can be found in abundance here, come and take a look.

The plot spreads out so much further... find the tennis court and summer house (complete with vaulted ceilings, parquet floor, electricity and water). It's incredible for entertaining in the summer sun, with a built-in BBQ/fire pit complete with seating for eight and loads of patio space for larger gatherings. Surrounded by fields full of wildlife, trees and flowers, ready to be explored in this idyllic open countryside with the coast a short walk away. This property has to be seen to be believed – book your viewing with us today.





TOTAL FLOOR AREA : 6325 sq.ft. (587.6 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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The finer details

- Tenure: freehold
- Total area approximately 587 square metres (6325 square feet)
- Nine double bedrooms and 4½ bathrooms set over three floors
- Set on over 0.8 acres of secluded land, bordered by protected countryside and farmland
- Grade II listed with tonnes of period features
- Outbuildings including summer house and garage, suitable for a multitude of uses
- Tennis court
- Garage can also be used as second home or annexe, subject to planning permission
- Ample parking
- Cellar
- Full of potential and character



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Book your viewing of The Old Rectory today and start your journey to owning your own unique home in beautiful Otterhampton.



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Unique & Distinctive Homes

To arrange a viewing please contact Matthew Bingham

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