

Enmore Road  
Enmore  
Bridgwater  
TA5 2EB



**JOSEPH CASSON**  
the estate agency your home deserves





£575,000

- Detached Cottage Set In A Rural Location
  - Gardens (and Woodland)
  - Four Bedrooms
- First Floor Bathroom & Shower
- Two Reception Rooms & Conservatory
  - Fitted Kitchen & Cloakroom
- Views Of Surrounding Countryside
  - Ample Parking
  - EPC RATING: TBC
  - Council Tax Band: F

Nestled on the edge of Enmore, this charming detached cottage boasts a generous amount of space and is surrounded by lush gardens and woodlands spanning over an acre. Enjoy picturesque countryside views from this tranquil location.

## ACCOMMODATION

Hillandale is a charming stone cottage that has been expanded over time while preserving its original period details like beamed ceilings and a fireplace with a wood-burning stove. The spacious layout includes two reception rooms, a fitted kitchen, a cloakroom, a hallway, and a large conservatory with stunning views of the valley and Quantock Hills. Upstairs, there are four bedrooms, a bathroom, and a separate shower room.

The landscaped gardens feature various areas, including a private garden with seating areas, summerhouse, and vegetable plot. A formal garden with a timber workshop leads to a wooded section with flower borders, patio, and entertainment space. A private driveway offers ample parking in front of the house. Totalling 1.18 acres.

## LOCATION

The picturesque setting of Hillandale offers a tranquil escape from the hustle and bustle of city life. Perched atop the rolling hills of Enmore, residents can enjoy breathtaking views of the surrounding countryside. The nearby Quantock Hills provide ample opportunities for outdoor activities such as hiking and horseback riding. Enmore itself boasts a charming village atmosphere with a church, two cozy pubs, and a well-regarded primary school. For those in need of more amenities, the market town of Bridgwater is just a short drive away, offering a variety of shops and schools. The bustling county town of Taunton is also within easy reach, providing even more options for shopping and entertainment. With its convenient location and stunning natural surroundings, Hillandale truly offers the best of both worlds.

## SERVICES





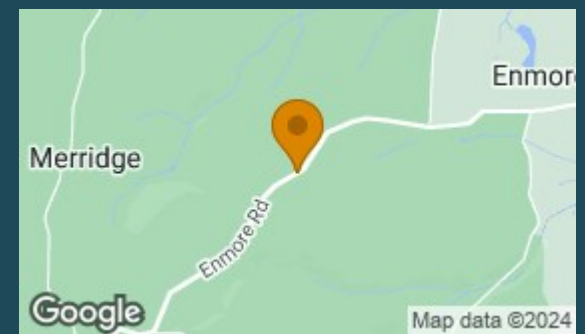
Mains: Water & Electricity  
 Central Heating: Oil  
 Drainage: Septic Tank. Not thought to comply with the latest regulations.

Council Tax Band: F

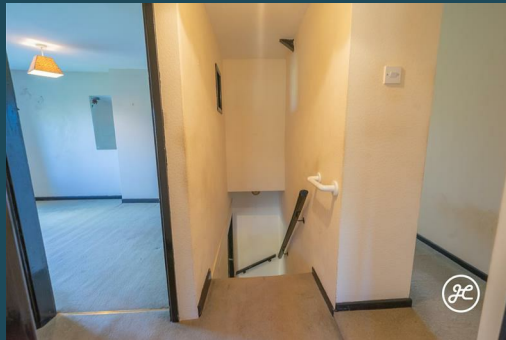
Is the property in a conversation area? Yes, AONB. The woodland is also protected.

Council Tax Band  
 F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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