

Zine  
Stolford  
Bridgwater  
TA5 1TN



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





£380,000

- Extended Detached Cottage
- Three Bedrooms (including One Ground Floor Bedroom)
  - Ground Floor & First Floor Bathrooms
- Open-Plan Living/Dining Room/Kitchen
  - Separate Sun Room / Sitting Room
- Enclosed Garden Backing Onto Fields
- Attached Store & Additional Brick Shed
  - Ample Parking On Own Driveway

Joseph Casson Estate Agency are delighted to offer this exceptional detached cottage situated within a rural location offering flexible accommodation, close to the coast.

This detached character property backs onto fields and is believed to date back to the 18th Century and has been extended and refurbished to offer modern living whilst retaining much of the original character and charm. EPC E47

## ACCOMMODATION

This stunning property benefits from double glazing and oil central heating, and briefly comprises: a sunroom/sitting room, open-plan kitchen/dining/living room, hallway leading to bathroom and bedroom one, and additional hallway (accessed via the lounge) with staircase rising to the first floor.

The first-floor accommodation briefly comprises: a landing, two bedrooms with views of the surrounding countryside, and one with an en-suite bathroom.

Externally, there is a generously sized garden that is enclosed and is predominantly laid to lawn with seating areas and mature shrub borders. Attached to the side of the property is a very useful store with power & light connected. Parking can be found directly to the side of the property on the driveway. The septic tank (including filtration) is located under the driveway.

## LOCATION

The rural community of Stolford is approximately 7 miles to the north-west of Bridgwater and is very close to the coast and Steart Bay which is well known for its bird life. The nearest facilities can be found in the pretty Somerset village of Stogursey, with Comwich also nearby, both offering primary schools, basic shopping facilities and public houses.

The bustling market town of Bridgwater offers a wider range of amenities and has excellent transport links to the M5 motorway and mainline rail link.

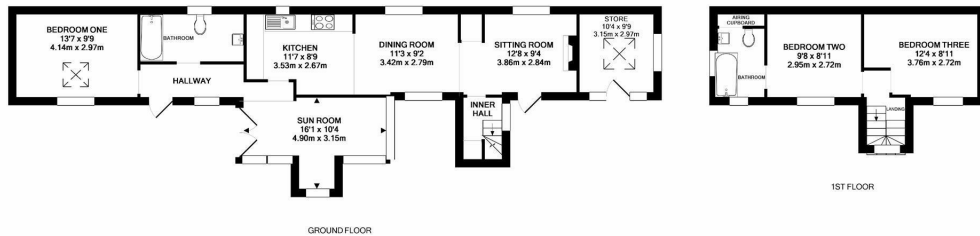
## DIRECTIONS

What3words [///brilliant.marble.ticked](#)

Leaving Bridgwater on the A39, take the first exit at the Cannington roundabout and continue on the A39, at the next roundabout take



the second exit towards Combwich and past Brymore School (on your left), take the first exit at the next roundabout and follow this road towards Hinkley Point, past the Combwich turning and keep driving, after approximately 5 miles, there will be a few right-hand turnings signposted Stolford, we would recommend taking the third turning, signposted as 'Wick, Stolford 1 3/4 miles', this is quite a tight turning which does an initial 180. As you go around the corner, a property called Wick Pound House will be marked on your left, keep driving as the road bears left (into Zine), and keep heading towards Stolford. The property can be found on your right-hand side approximately 1/2 mile along this road, directly opposite a layby.



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### Council Tax Band

D

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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