

Stolford
Stogursey
Bridgwater
TA5 1TL



JOSEPH CASSON
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£950,000

- Detached Georgian Property
 - Set Within 10.6 Acres
 - Four Bedrooms
 - En-Suite Shower Room
 - First Floor Bathroom
 - Three Reception Rooms
 - Kitchen/Breakfast Room
- Utility Room & Cloakroom (WC)
 - EPC Exempt

Nestled in a quaint countryside location, lies this captivating Georgian house. Boasting an attractive double-fronted design and holding the prestigious grade II listing, this residence exudes timeless elegance.

Set within 10.6 acres of land, the property features stables, an all-weather flood-lit ménage, and various outbuildings. With its convenient road access from Bridgwater, Somerset, and its proximity to the picturesque coastline, this home offers the perfect blend of tranquillity and accessibility.

AT A GLANCE

Detached Georgian Property

- Set Within 10.6 Acres
- Four Bedrooms
- En-Suite Shower Room
- First Floor Bathroom
- Three Reception Rooms
- Kitchen/Breakfast Room
- Utility Room & Cloakroom (WC)

Grounds:

- 10.6 Acres of Land including a pasture, orchard, pond and menage.
 - Accessed From A Gated, Sweeping Driveway
- Within the grounds are several outbuildings, these include:
- Traditional Stable Block with 6 Stables, Tack Room & Store
 - Triple Garage & Summer Room
 - Modern agricultural barn with planning for conversion to a dwelling. REF: ABD/32/22/002

Services:

- Oil Central Heating
- Mains Water & Electricity
- Private Drainage
- Council Tax Band: G
- EPC - Exempt Due To Being A Listed Building

ACCOMMODATION

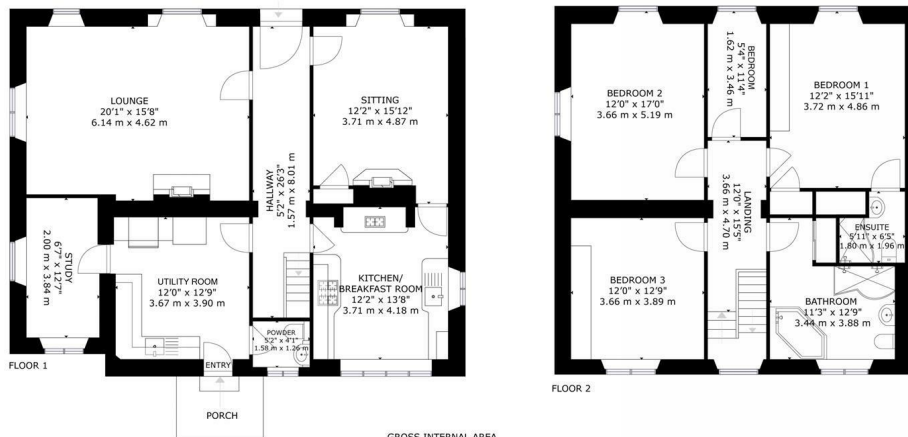
This exceptional, double fronted residence briefly comprises: Entrance hallway, dual aspect lounge with feature fireplace, sitting room with a fireplace, study, kitchen/breakfast room, utility room and cloakroom (WC) to the ground floor. Accessed from the turning staircase, the impressive first floor landing provides access to four bedrooms, one with en-suite facilities and a family bathroom.

EXTERIOR

Accessed via electric wooden gates, this superb property is set within grounds exceeding 10 acres. This includes, lawned gardens, field laid to pasture, menage, mature orchard and pond – a real wildlife haven. Within the grounds are a number of outbuildings including garages, metal framed barn (with planning permission for conversion), stables, tack room and stores.

NB The property has Spray Foam Insulation (installed to the underside of the main roof tiles). RICS report available





GROSS INTERNAL AREA
 FLOOR 1: 1130 sq.ft, 105 m², FLOOR 2: 882 sq.ft, 82 m²
 TOTAL: 2012 sq.ft, 187 m²
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



LOCATION

The rural community of Stolford is approximately 7 miles to the north-west of Bridgwater, just over a mile away from Hinkley Point Power Station, 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 Combwich also nearby, both offering primary schools, basic shopping facilities and public houses. Please note: This property located just over a mile away from Hinkley Point Power Station.

The market town of Bridgwater offers a range of amenities, shopping and leisure facilities, together with two junctions of the M5 Motorway and also a mainline train station. The county town of Taunton is also within reach over the Quantock Hills to the south.

LISTING INFORMATION FROM HISTORIC ENGLAND

Grade II listing. Farmhouse. Late C18, restored late C20. Blue lias random rubble originally rendered, brick lintels, slate pyramid roof, overhanging eaves, plastered soffit board, 4 square brick stacks rising from centre. Double pile plan, 2 storeys, 3 bays; 16 pane sash windows, central door with C20 leaded fanlight and partially glazed door. Interior not viewed. Formerly known as Wick House Farmhouse. Listing NGR: ST2161144498

Council Tax Band

G

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



Contact
01278258005
office@josephcasson.co.uk
www.josephcasson.co.uk

Joseph Casson Estate Agency -
Bridgwater
1 Friarn Lawn
Bridgwater
Somerset
TA6 3LL



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