

Sharpham Lane  
Stolford  
Bridgwater  
TA5 1TN



**JOSEPH CASSON**

the estate agency your home deserves









£300,000

- Characterful Cottage
  - Two Bedrooms
  - Two Bathrooms
- Two Reception Rooms
  - Kitchen
- Front & Rear Gardens
- Carport & Outbuilding
  - Oil Central Heating
  - Double Glazing
- Private Drainage (Septic Tank)

Explore a charming cottage nestled on a generous quarter-acre in the scenic Stolford community, just 7 miles northwest of Bridgwater and near Hinkley Point.

Originally a three-bedroom home, it now offers two bedrooms with potential for customisation to suit your needs. Enjoy the countryside views and spacious living areas filled with character!

## ACCOMMODATION

This unique, characterful home offers spacious and flexible accommodation; however, some areas require modernisation. In brief, the cottage comprises: entrance is via a porch, dining room, kitchen, lounge with impressive stone fireplace (with fossils), and bathroom to the ground floor. Upstairs, there is a large landing (which was previously divided into a bedroom), two double bedrooms, and an en-suite shower room. Outside, there are extensive mature gardens to front and rear aspects, a carport, and an outbuilding.

NB. The neighbouring property has a vehicular right of way through the front garden (between the carport and the cottage), in addition, vehicular access to the property is limited by a tight corner within the access lane. As a result, we advise all parties interested in viewing this cottage to visit the property externally before arranging an internal viewing.

## 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. Hinkley Point Power Station is also positioned on this coastline.

The nearest facilities can be found in the pretty Somerset village of Stogursey, with Combswich 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.

Council Tax Band  
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	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



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