



## Little Orchard

Plainsfield, Over Stowey, Bridgwater, Somerset, TA5 1HH

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ESTATE AGENTS



A detached centuries old cottage, offering accommodation of character and scope for improvement and enlargement and attractively situated within the Quantock Hills in grounds of about 0.7 acres. No onward chain



### Key features

- Entrance hall and cloakroom
- Sitting room with French doors to garden
- Dining room with inglenook fireplace. Study & Conservatoy
- Kitchen/breakfast room
- Rear covered way
- Main bedroom with en suite bathroom
- 2 further bedrooms and family bathroom
- Oil central heating and mostly double glazed
- Garage and driveway parking. Large gardens with stream.
- In all about 0.7 acres.

### Services

Mains water and electricity. Private drainage. Oil-fired central heating

### EPC rating

Band F (29)

### Council tax

Band G







## The property

This charming detached period cottage offers accommodation of character and is attractively situated in the Quantock Hills. The property exhibits many wonderful period features including a inglenook fireplace. The property has oil-fired central heating and is mostly double glazed. The property offers scope for improvement and enlargement, subject to the usual consents. The grounds extend to about 0.7 acres and include a stream.

## The accommodation

The entrance porch opens to the dining reception hall with inglenook fireplace and tiled floor. The sitting room also has a stone faced fireplace and enjoys a lovely triple aspect with French doors opening to the rear garden. The study also has French doors opening to the side garden. Situated to the rear of the house is the kitchen/breakfast room with doors to the conservatory and a rear covered way. Also on the ground floor can be found a shower room.



## First floor

The principal bedroom enjoys a lovely double aspect with rural views and has an en suite





bathroom. The second bedroom is also of a good size and has lovely rural views. The third bedroom looks over the rear garden and there is also a family bathroom.

### Outside

The gardens and grounds provide a wonderful setting for the property and in total they extend to about 0.7 acres. A driveway provides parking and gives access to the garage. The gardens are mainly lawned and include mature trees and shrubs and are part bounded by a stream.

### Situation

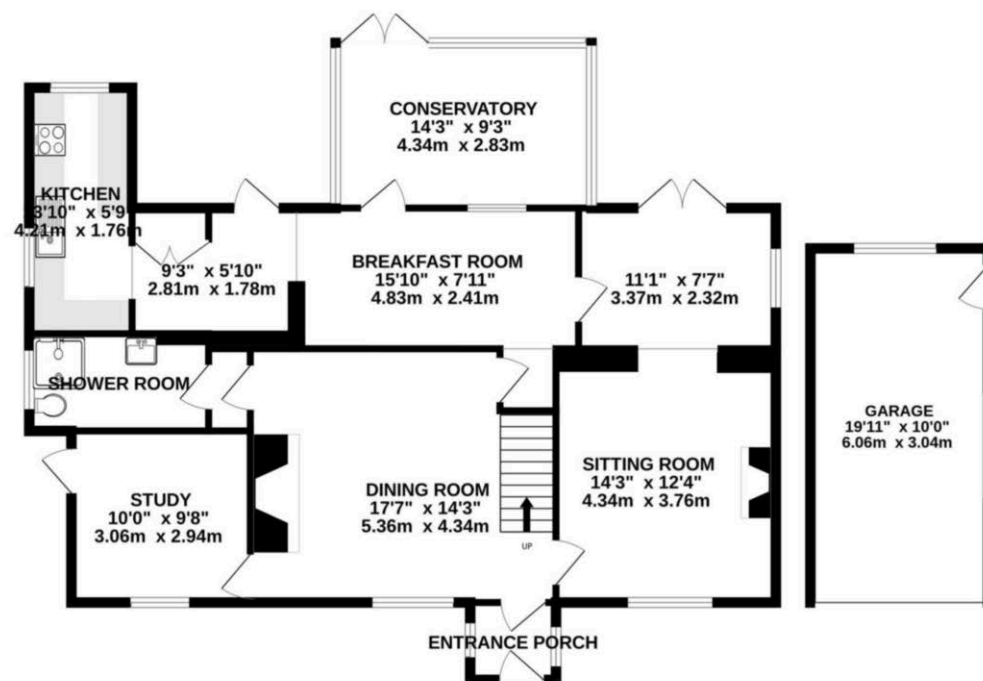
Plainsfield is a small hamlet situated in the Quantock Hills which are designated a National Landscape and an Area of Outstanding Natural Beauty. There are a number of footpaths and bridleways nearby allowing direct access to miles of open countryside. The nearby village of Over Stowey has a Church and village hall, whilst the larger village of Nether Stowey has shops and amenities for day to day needs. The large centres of Taunton and Bridgwater are also readily accessible.



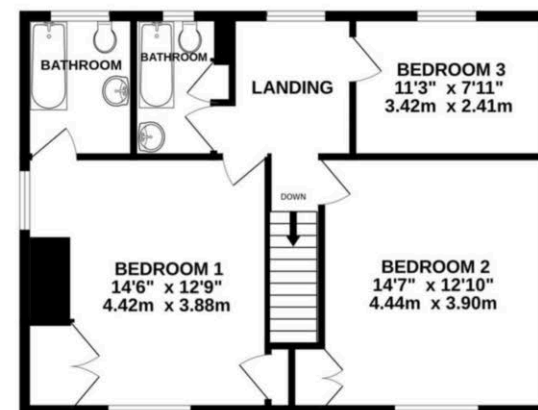




GROUND FLOOR  
1254 sq.ft. (116.5 sq.m.) approx.



1ST FLOOR  
640 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA : 1593sq.ft. (148.0 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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