

# Coast & Country

PROPERTIES BY

Wilkie May & Tuckwood



## RIVER COTTAGE

Lower Bilbrook Lane, Bilbrook, MINEHEAD, Somerset TA24 6HE



## RIVER COTTAGE

A stunning Grade II listed detached three double bedroom thatched cottage situated on the outskirts of the popular village of Bilbrook. Located along a quiet country lane, this delightful property has a double garage with plentiful off-road parking, large level gardens and pleasant views. The property is offered for sale with NO ONWARD CHAIN.

It is believed that the property was constructed during the 17<sup>th</sup> Century and enlarged at some during the 20<sup>th</sup> Century. Whilst retaining many of the original features to include beamed ceilings, a large inglenook fireplace in the sitting room and a smaller one in one of the bedrooms, this property does enjoy the modern benefits of a fully fitted kitchen, a ground floor shower room and a first-floor bathroom.

Internal viewing is highly recommended to appreciate the spacious accommodation offered.

# ACCOMMODATION



**T**he spacious accommodation comprises in brief:

Entrance through front door into, SITTING ROOM – a large, beautifully presented room with leaded light window to the front, large feature inglenook fireplace which has been cleverly adapted to incorporate a small leaded light window and has an inset wood burning stove. A doorway gives access to a staircase leading up to one of the bedrooms. A door opens to a, STUDY- with window overlooking the garden, storage cupboard and door into,

SHOWER ROOM – modern fitted suite and obscured window to the side.

From the sitting room there is open access to the,

DINING ROOM – another large room with leaded light window to the front, understairs cupboard and door to the, KITCHEN – lovely, large room fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, integrated electric double oven with gas hob and extractor hood over, integrated dishwasher and integrated Rayburn. There is also a very attractive island unit incorporating a



breakfast bar with storage beneath, space for a tall American style fridge freezer and door into a large pantry. To one side there is a window overlooking the garden with French door on the other opening to the garden. A flight of stairs lead up to the first floor.

FIRST FLOOR LANDING – with window to the side, two storage cupboards and doors to two of the bedrooms and the bathroom.

MASTER BEDROOM – a large double aspect room with storage cupboards and stripped wood flooring.

BEDROOM TWO – another good-sized double aspect room with leaded light window to the front, window to the rear overlooking the garden and door through to bedroom three.

BATHROOM – modern four-piece suite comprising walk-in shower, separate double-end jacuzzi bath, twin wash hand basins and wc. There is also a leaded light window to the front.

BEDROOM THREE – accessed either from bedroom 2 or via the staircase leading from the sitting room. This is another large, double aspect room with leaded light window to the front, window to the rear and inglenook fireplace.



## OUTSIDE

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The property sits within a large plot with graveled driveway accessed through double gates leading from the lane providing off road parking with access to the detached DOUBLE GARAGE. There is also further off-road parking accessed through a gate to the far side of the property. A low walled flower bed separates the front garden from the driveway which has been laid with ease of maintenance in mind with inset shrubs and block pathway leading to the front door.

The large rear garden is a particular feature of this property. There is a decked seating area within easy reach of the kitchen for al fresco dining with the remainder of the garden laid to lawn with inset trees and shrubs and bounded to the rear by a stream. A summerhouse is nestled at the bottom of the garden. There is also a greenhouse and garden store attached to the garage.

**SITUATION:** Bilbrook is a small hamlet located within the Parish of Old Cleeve. The hamlet is only 6 miles from Minehead with its schools, shops and other amenities together with its West Somerset Steam Railway station and only 19 miles from Taunton, the county town of Somerset, with its motorway and main railway line links.

**Directions:** What3Words: [///eyepieces.toggle.monday](https://www.what3words.com/eyepieces.toggle.monday)

# ACCOMMODATION

ACCOMMODATION (all measurements are approximate)

SITTING ROOM 19' 95.79m) x 15' (4.57m)

STUDY 8'4" (2.54m) x 6'7" (2.00m)

SHOWER ROOM

DINING ROOM 17'7" (5.37m) x 10' (3.05m)

KITCHEN 14'11" (4.55m) x 13'2" (4.01m)

FIRST FLOOR LANDING (all first floor rooms have some restricted head height)

MASTER BEDROOM 15' (4.57m) x 11'8" (3.55m)

BEDROOM TWO 12'8" 15'5" (4.70m) x 9'10" (3.00m)

BATHROOM 10'4" (3.14m) x 9' (2.74m)

BEDROOM THREE 15'5" (4.70m) x 2.89m)

GARAGE 18'9" (5.72m) x 16'7" (5.05m)

## GENERAL REMARKS AND STIPULATIONS:

**Tenure:** The property is offered for sale freehold by private treaty with vacant possession on completion.

**Council Tax Band:** D

**Services:** Mains water, electricity and drainage are connected.

**Broadband and mobile coverage:** We understand that there is good mobile coverage. The maximum available broadband speeds are 62 Mbps download and 12 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

**Flood Risk: Surface Water:** High risk **Rivers and the Sea:** Medium risk **Reservoirs:** Unlikely  
**Groundwater:** Unlikely. We recommend you check the risks on <http://www.gov.uk/check-long-term-flood-risk>

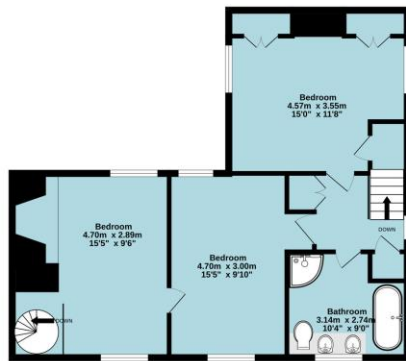
**Planning:** Local planning information is available on <http://www.somersetwestandtaunton.gov.uk/asp/>

# FLOORPLAN

Ground Floor  
75.9 sq.m. (817 sq.ft.) approx.



1st Floor  
61.9 sq.m. (666 sq.ft.) approx.



Garage  
31.4 sq.m. (338 sq.ft.) approx.



**TOTAL FLOOR AREA : 169.2 sq.m. (1822 sq.ft.) 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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## OFFERS IN EXCESS OF: £625,000



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