

Combe Lane  
Holford  
Bridgwater  
TA5 1RZ



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





£650,000

- Detached Character Property
  - Four Bedrooms
  - Three Bathrooms
- Two Independent Reception Rooms
- Contemporary Kitchen/Breakfast Room with Granite Worksurfaces
  - Enclosed Garden
  - Driveway with Electric Gates
- Double Garage with Office above
- Oil Central Heating & Double Glazing
  - Mains Drainage & Water

NO ONWARD CHAIN. Situated within an idyllic countryside setting within the picturesque Quantock Hills, an area of outstanding natural beauty, is this superbly presented and sympathetically modernised detached, four-bedroom character cottage with gated driveway providing ample parking, generously sized enclosed gardens and detached double garage with office above.

## ACCOMMODATION

Accessed off a quiet lane within Holford Combe, close to Combe House Hotel, this charming property has accommodation briefly comprising: entrance porch, hallway, lounge, dining room, kitchen/breakfast room with granite worksurfaces and integrated appliances and a shower room to the ground floor.

Arranged on the first floor and accessed from the landing are four generously sized bedrooms, the largest bedroom with high quality en-suite bathroom with separate shower enclosure, and an equally impressive family bathroom completes the internal accommodation.

Externally, there is an electric gate which provides access to the brick Pavia driveway and garden which is predominantly lawned with seating areas, mature shrubs, and has a brook running along the western boundary. At the end of the driveway is a double garage which benefits from a recent loft conversion which provides a very useful room (office) away from the main dwelling.

## LOCATION

Holford is a lovely picturesque village within the Quantock Hills (an Area of Outstanding Natural Beauty - AONB). It is surrounded by beautiful Combes with wonderful names like Butterfly Combe and Ladies Combe, in the middle there is Holford Glen. Just above the village can be seen Dovesbrough, an iron age hill fort, also known locally as



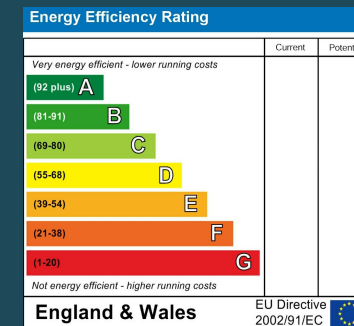
Danesborough.

Local amenities include two public houses (Combe House Hotel and The Plough Inn), village hall and cricket field. The village is approximately 14 miles from Bridgwater, on the A39, and is a small village of about 200 people.



Council Tax Band

E



**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



Joseph Casson Estate Agency -  
Taunton  
2 The Crescent  
Taunton  
Somerset  
TA1 4EA

Contact  
01823 740051  
[office@josephcasson.co.uk](mailto:office@josephcasson.co.uk)  
[www.josephcasson.co.uk](http://www.josephcasson.co.uk)



**JOSEPH CASSON**

the estate agency your home deserves