



**Connells**

Bridge Cottage Wiveliscombe Road  
Norton Fitzwarren Taunton





## Property Description

Connells proudly present to the market this detached period cottage on the edge of the popular village, Norton Fitzwarren. The property is coming to the market for the first time in nearly 40 years and has been lovingly looked after and enjoyed for all of this time. The village of Norton Fitzwarren offers great amenities such as a Co-Op shop, Medical Centre, Pharmacy, Pub, food outlets and an excellent Village Hall. The village is a 15 minute drive from Taunton's town centre where a vast amount of shopping, dining and leisure facilities can be found. Taunton Station offers mainline links to Bristol, Exeter and London for those looking to commute. Bridge Cottage itself is believed to date back to the 1880's and has been remodelled/extended in the years after to provide versatile accommodation for a larger family. The property is set in impressive grounds estimated to be 0.85 of an acre. There are established wraparound gardens with a range of mature trees, shrubs and bushes as well as a wooden cabin that could be converted subject to any necessary planning consents. The property is approached via a private gated driveway that leads into a large parking area and the detached garaging with adjoining car port and stabling. This charming cottage must be viewed to truly appreciate!

## Front Door

Leading into...

## Entrance Porch

Internal door through to the...

## Kitchen / Diner

19' 4" x 14' 9" ( 5.89m x 4.50m )

The large Kitchen / Diner forms the central hub of the property and features characterful exposed beams throughout. The Kitchen area comprises a range of wall and base-mounted units with roll-edge work surfaces incorporating a sink with drainer. Recesses for a gas cooker/hob and automatic washing machine. Further features of the room include tiled flooring, a wall-mounted radiator and dual aspect windows, two to the front and three to the rear. Doors to the Dining Room and 3rd Reception Room.

## Dining Room

14' 9" x 12' ( 4.50m x 3.66m )

A versatile reception room that makes an ideal Dining Room or Home Office. Feature fireplace, telephone point and wall-mounted radiator. Dual aspect windows to the front and rear. Door through to the...

## Lounge

18' 7" x 14' 9" ( 5.66m x 4.50m )

The main Lounge also features beautiful exposed beams as well as an open fireplace. There is a single door leading to the rear garden, a wall-mounted radiator and dual aspect windows to the front and rear. Stairs rising to the first floor.

## 3rd Reception Room

17' 10" x 14' 9" ( 5.44m x 4.50m )

A larger and even more versatile room predominantly used as a second Lounge. Two windows to the front aspect and one to the rear aspect. Double doors through to the Conservatory.

### Conservatory

Triple aspect windows and double doors to the front aspect.

### First Floor Landing

Loft hatch leading to the loft space. Doors to all bedrooms and the Bathroom.

### Bedroom 1

14' 9" x 10' 6" ( 4.50m x 3.20m )

A large double bedroom with fitted wardrobes, wall-mounted radiator and windows to the front and rear aspects.

### Bedroom 2

10' 2" x 9' 2" ( 3.10m x 2.79m )

Wall-mounted radiator and window to rear aspect.

### Bedroom 3

Wall-mounted radiator, gas boiler and window to rear aspect.

### Bathroom

Suite comprising bath with mixer tap and shower attachment over, low level W.C. and wash hand basin. Additional features include wooden panelling, wall-mounted radiator and window to front aspect.

### Outside

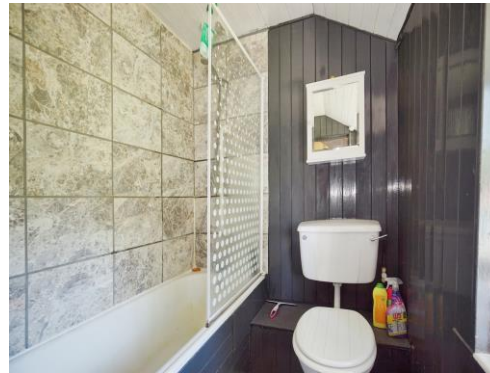
Bridge Cottage is set in roughly 0.85 of an acre of beautiful established gardens that wrap around the entire property. The main gardens are to the front of the cottage and are primarily laid to large lawns with mature trees, shrubs and bushes. Within the garden is a detached cabin split into three rooms that would make an ideal Home Office or Guest House subject to any necessary planning consents and further conversion. To the rear of the cottage is a smaller lawned area with a summerhouse overlooking the fields behind.

### Driveway / Garage

The cottage is approached via a private gravelled driveway and opens out into an area with ample parking for many cars. There is a large detached outbuilding configured into a double garage, adjoining single garage and stabling. An additional room at the back of the garages is currently used as a Utility/Dark Room. Joined to the left of this outbuilding is a large single car port for additional parking/storage. Opposite the garage outbuilding is a large double storage shed.

### Agents Note

It is our understanding that the property is not registered at the land registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.



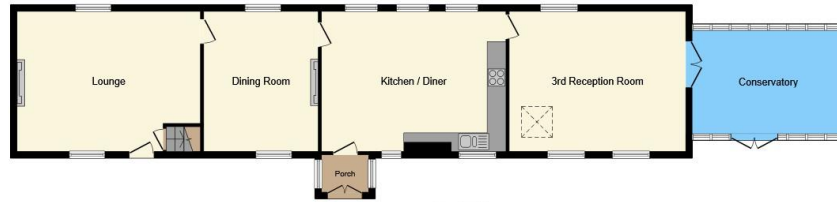








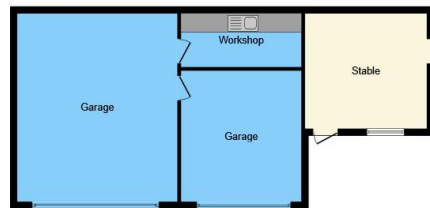




**Ground Floor**



**First Floor**



**Outbuilding**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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TAUNTON TA1 3PR

**view this property online [connells.co.uk/Property/TTN311294](https://www.connells.co.uk/Property/TTN311294)**

**directions to this property:**

At the Cross Keys roundabout head west on the B3227 signposted for Norton Fitzwarren. Head straight through the main village and the property will be located on the right hand side, just before the bend and signposted by a Connells For Sale sign.

**EPC Rating: D**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: TTN311294 - 0005