



**Connells**

Bayleys Brook House Shurton  
Stogursey Bridgwater



### Property Description

Nestled on a generous plot spanning in total approximately three quarters of an acre, this remarkable detached bungalow with superb Annexe potential and a lavish driveway boasting an abundance of space and versatility with a wonderous sweeping driveway and well-maintained mature gardens with beautifully arranged and generously proportioned accommodation throughout that comes whole-heartedly recommended.

Bayleys Brook House is situated in the lovely hamlet of Shurton, where there is an award-winning pub. Shurton is situated within one mile of Hinkley Point Power Station and is close to both the Quantock Hills, designated an Area of Outstanding Natural Beauty and the West Somerset coastline.

Two miles away is Stogursey, a pretty village in West Somerset, three miles from the A39, nine miles from Bridgwater and between the Quantock Hills and Bridgwater Bay. It has a fantastic church, a castle with moat, shops, a primary school, and one public house.

The market town of Bridgwater offers a range of amenities, shopping and leisure facilities, together with two junctions of the M5 Motorway and a mainline train station. The beautiful and historic county town of Taunton is also within reach over the Quantock Hills to the south.

### Front Door

Leading to...

### Entrance Hall

Built-in understairs cupboard housing the water tank. Inset lighting. Recessed cloak cupboard.

### Sitting Room

An exceptionally grand yet inviting room with

double glazed bow window to the front with a further double glazed bay window to the back. Fabulous feature fireplace housing a wood-burning stove. Radiators. Coving to ceiling.

### Kitchen / Diner

At the 'hub of the house' is this stunning bespoke kitchen comprising a comprehensive range of wall and base units with granite worksurfaces including a double sink and integrated drainer with mixer tap. Integrated dishwasher. Recess for an AGA-style cooker and further recess for an American-style fridge/freezer. Dual-aspect double-glazed windows to side and back. Inset lighting.

### Boot Room

Double glazed stable door to back. Radiator. Built-in cupboard.

### Study & Family Room

A generously proportioned and versatile reception room with dual-aspect double-glazed windows to side. Double glazed French doors opening to the courtyard. Radiators. Double doors provide access through to the dining room.

### Cloak Room

Suite comprising low-level WC, wash hand basin with mixer tap. Obscure double-glazed window to side. Radiator.

### Utility

Double-glazed window to side. Roll-top work surface. Circular-style sink and drainer with mixer tap. Base units. Recess and plumbing for an automatic

washing machine. Fitted shelves included.

## Dining Room

A wonderfully social space with double-glazed window to side and french doors opening to outside. Radiator.

## Bedroom One

Double-glazed window to front. Radiators. Triple built-in wardrobe with triple fronted mirror.

## Bedroom Two

Dual-aspect double-glazed windows. Radiators.

## Bedroom Three

Dual-aspect double-glazed windows. Radiators.

## Bathroom

A superb suite comprising low-level WC, bath with mixer tap. Shower cubicle with integral shower. Heated towel rail. Wash hand basin with mixer tap and vanity cupboard. Radiator. Inset lighting. Extractor fan. Obscure double-glazed windows to back.

## Outside

Bayleys Brook House sits in approximately three quarters of an acre and is approached over a meandering gated driveway which leads to the garage/workshop and onto a substantial parking area. The large front and rear gardens are full of a varied range of mature trees and shrubs making this property perfect for a keen gardener. There is a generous lawned area, and the rear garden backs onto the brook with open fields beyond offering a pleasant rural outlook. In addition, there is also an attractive seating area, a range of vegetable plots and two greenhouses ideal for the self-sufficient cook.

## Agents Note

Planning approval has been granted for an

attic conversion for two bedrooms, en-suite, dressing room and storage room. The staircase is already in situ. Somerset Council application number 3/32/24/010.

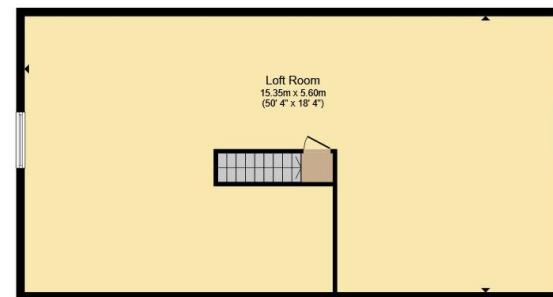
## Agents Note 2

The property has in previous ownership, in 2020, been found to have had four little Japanese Knotweed plants, on the boundary wall of the driveway, which were subsequently professionally treated and the grounds professionally checked, and no further plants were found on the grounds of the property.





**Ground Floor**



**First Floor**

Total floor area 301.1 m<sup>2</sup> (3,241 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

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EPC Rating: E      Council Tax  
 Band: E

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Tenure: Freehold



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Property Ref: TTN313247 - 0017