



STOLFORD

Stogursey, Bridgwater, TA5 1TW

Asking Price £375,000

Tamlyns

PROPERTY DESCRIPTION

A home by the sea. This is a wonderful opportunity to purchase a charming, Grade II Listed, detached barn conversion, having not been sold since its conversion by our client nearly twenty years ago. The property is situated within the delightful coastal hamlet of Stolford, thereby offering access straight onto the beach, as well as being close to a range of footpaths and bridleways.

Situation

Stolford is a charming coastal hamlet lying approximately ten miles to the north-west of Bridgwater's town centre. Amenities can be found in the nearby villages of Stogursey, Comwich and Cannington. Bridgwater offers a wider range of facilities, as well as providing fast road and rail access via M5 junctions 23 and 24, and Bridgwater Station respectively.

Local Authority

Somerset West & Taunton Council Tax Band: D

Tenure: Freehold

EPC Rating: D

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 454500

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PROPERTY DESCRIPTION

Description

The accommodation is arranged as follows: an entrance lobby provides space for coats, boots and shoes. To the rear of this is a utility room, which as well as providing space for a tumble dryer and washing machine, houses the heating boiler. The lobby also provides access to the living room. This is a lovely room, featuring a vaulted ceiling with exposed beams and one wall with exposed natural stone. Double doors to the rear provide access outside. There are also doors to the inner hallway and one of the bedrooms. An opening leads into the kitchen/dining room. This is a good size room and also features a vaulted ceiling with exposed timbers and double doors which lead out into the garden. There are a wide range of wall and base units with solid wood work surfaces. There is a Belfast style sink, space for a range style cooker and plumbing and space for a dishwasher.

There are three double bedrooms, one being accessed from the living room, the other two from the inner hallway. The main bedroom benefits from an en-suite shower room, which is fitted with a corner shower cubicle, low level w/c and a wash hand basin and vanity unit. There is also a bathroom, which is fitted with a matching three piece suite.

The property is warmed by an oil-fired boiler running an underfloor heating system. Our seller informs us that whilst the boiler is operational, it was installed at the time the barn was converted and will ideally need to be replaced.

All windows and doors are fitted with double glazed units and have been replaced since the barn's conversion.

Outside are lovely gardens, laid in the most part to lawn. There is an ornamental pond, as well as shrubs and trees.

The property forms part of what was once a working farm and is accessed from the lane via the original farmyard. The yard provides communal parking spaces and car port/stores for each property within the complex. There is also a private gravelled driveway adjacent to the barn.

Tenure Freehold

Services Electricity, water broadband and telephone. Drainage to a shared Bio-Digester.

Directions

From Bridgwater, head west on the A39, bypassing Cannington and proceeding over the roundabout following signs for Stogursey and Combwich. Once passed the turning for Stogursey, take the next turning on the right, signposted for Stolford. Continue along this lane, turning right at the T-junction and then left at the fork, onto Gorpit Lane, and proceed to the hamlet. When you reach our For Sale sign, turn right into Stolford Farm's courtyard, where the property will be found.

Agent's Note

The property is sold subject to an overage clause. On any future sale, 10% of the difference between the purchase and sale prices will be payable to the holder of the overage.

Lobby

Living Room

16'11" x 14'11" (5.18m x 4.55m)

Kitchen/Dining Room

19'1" x 10'11" (5.84m x 3.33m)

Maximum measurement including units.

Bedroom Three/Study

11'8" x 10'9" (3.58m x 3.28m)

Hall

31'2" x 3'4" (9.50m x 1.02m)

Plus recess.

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Main Bedroom

11'8" x 11'3" (3.58m x 3.45m)

En-Suite

8'11" x 4'7" (2.74m x 1.42m)

Including suite.

Bedroom Two

16'0" x 7'4" (4.88m x 2.24m)

Plus lobby.

Bathroom

10'0" x 5'10" (3.05m x 1.78m)

Including suite.

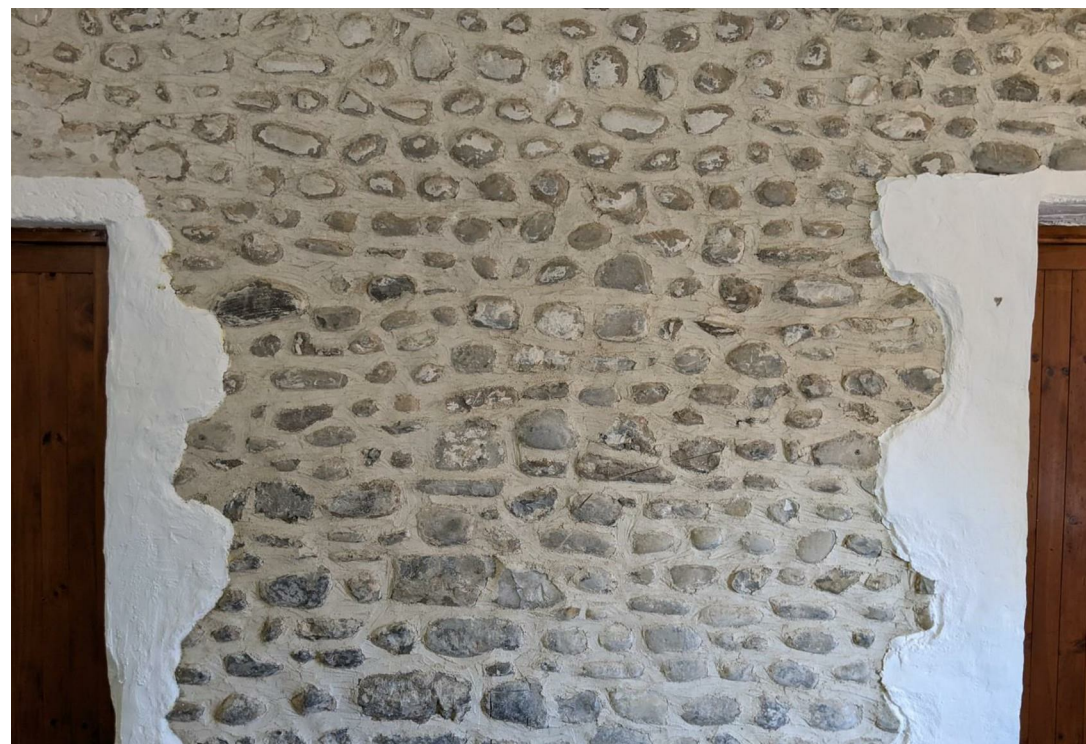
Utility/Boiler Room

Car Port/Store

16'0" x 12'11" (4.88m x 3.96m)

Approximate measurement.







PLAN

GROUND FLOOR
1188 sq.ft. (110.4 sq.m.) approx.



TOTAL FLOOR AREA: 1189 sq.ft. (110.4 sq.m.) approx.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Plans - All measurements wall, doors, windows, fittings and appliances their sizes and location are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and all approximate.

Tamlyns may make the following referrals and in exchange receive an introduction fee: Simply Conveyancing - Introduction fee of up to £200 (plus vat), HD Financial Ltd - Introduction fee of up to £200 (plus vat).

