



Bincombe Cottage







# Bincombe Cottage

Bincombe, Over Stowey, Bridgwater, TA5 1EZ

Nether Stowey 1 Mile, Taunton 10 Miles, Bridgwater 9 Miles

An extremely well presented detached period house situated in wonderfully landscaped gardens on the edge of the Quantock Hills.

- Adjoining AONB
- Accessible Location
- 5 Bedrooms
- Stunning Gardens
- Council Tax Band G
- Peaceful Rural Situation
- Flexible Accommodation
- 3 Reception Rooms
- Freehold

Guide Price £795,000

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@StagsProperty

## SITUATION

The property sits in a raised position within the hamlet of Bincombe, situated in the parish of Over Stowey, midway between Over Stowey and Nether Stowey. The property adjoins The Quantock Hills, an area designated as being of Outstanding Natural Beauty. These hills provide opportunities for walking, riding and other rural pursuits. The village of Nether Stowey is 1 mile away and this provides local facilities which include a church, two inns, a primary school, post office, general stores, butchers, medical centre, hairdressers, a library and veterinary surgery.

The market town of Bridgwater is approximately 9 miles and the County Town of Taunton is approximately 10 miles away and both offer a wider range of scholastic, shopping and leisure facilities. Taunton offers a direct rail line link to London Paddington in 1 hour 45 minutes and motorway access can be gained at Bridgwater junction 23 and 24 of the M5 motorway.

## DESCRIPTION

Bincombe Cottage is a high-quality detached period house of rendered elevations beneath a clay tiled roof. It offers spacious, flexible accommodation and benefits from many stunning period features. There are lovely views over its gardens and countryside beyond.

## ACCOMMODATION

From the garage and parking area a pathway leads to the covered entrance porch and further into the entrance hall. A step leads into the study, which is a light, dual aspect room with a Velux window, double doors lead to an inner porch and further to outside.

The sitting room is a dual aspect room centred on a large inglenook fireplace with inset wood burner, bread oven and log recess. There is a tiled hearth with stone surround and a heavy beam over. The room benefits from handsome hardwood block flooring. The main views are to the front of the property and the central window has a window seat. The dining room is also dual aspect with a window bench seat and has a stone floor. There is an open fireplace with inset wood burner and a stone surround. The bread oven is open and creates a feature display area.

The kitchen is fully fitted with a range of eye and low-level units, granite worktops with integrated Miele appliances. There is a one and a half bowl single drainer sink unit with Quooker tap providing boiling and cold filtered water. From the kitchen a door leads into the conservatory which provides access and wonderful views over the sunken garden. On the ground floor there is also a utility room and a downstairs cloakroom.

A turning staircase leads up to the first floor where there are 5 bedrooms and 2 bathrooms. The current arrangement has a master bedroom which is dual aspect and benefits from a balcony overlooking the garden. This links to the en-suite with a large corner shower, wash hand basin and low-level WC and further to bedroom 5 which is currently a dressing room with fitted wardrobes. The other 3 bedrooms are light and spacious and have views to the front of the property. There is a family bathroom with a ball and claw bath, wash hand basin and low-level WC as well as a separate shower. The landing is open and wide and has fine views over the garden.





## OUTSIDE

The gardens at Bincombe Cottage are a stunning feature and are landscaped to provide many areas to enjoy. Adjoining the conservatory is the sunken garden which is down some stone steps and leads to a large expanse of lawn with shaped flower and shrub borders. This is a very private area screened from the village lane by high hedging and from the neighbour by a stone wall. Stone steps lead to the greenhouse and further areas of garden. There is an area of main lawn which houses the garden store which is built of brick and tile and offers excellent storage space.

The gardens sweep around the property and include a lovely vegetable and fruit garden with raised beds, fruit caging and this adjoins the open farmland and offers lovely views. In the centre of the garden, at a raised level, there is an octagonal summer house with seating in front which offers wonderful views of the Quantock Hills and provides a stunning space to sit out and enjoy the weather. From this there is a stream water feature which leads down through one pond to another on one side of the main lawn. From the gardens there is access to a store above the garage and the garage adjoins a large open parking area.

The gardens and grounds need to be seen to be fully appreciated.

## SERVICES

Mains water and electricity. Private drainage. Oil fired central heating. Broadband available: Standard and Superfast (Ofcom). Mobile signal coverage: Voice and Data likely (Ofcom). Please note the agents have not inspected or tested these services.

## DIRECTIONS

There are a number of ways to get to Bincombe Cottage but the most direct from Taunton is to take Kingston Road north, through Kingston St Mary, up Buncombe Hill and continue straight over the crossroads signposted to Nether Stowey. Proceed through the hamlet of Plainsfield and at Marshmills Crossroads turn left signposted Ramscombe, Over Stowey and Crowcombe. Follow the road through the village of Over Stowey and at Bincombe Cross turn right at the green triangle signposted Nether Stowey. Follow this lane and the property will be found on the right.

## WHAT.3.WORDS

For specific location details, please download the app and enter the required information:

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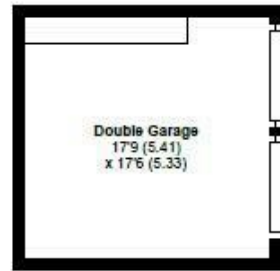
# Bincombe Cottage, Bincombe, Over Stowey, Bridgwater, TA5 1EZ

Approximate Area = 3175 sq ft / 294 sq m (includes garage)

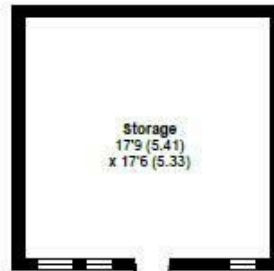
Outbuildings = 328 sq ft / 30 sq m

Total = 3503 sq ft / 324 sq m

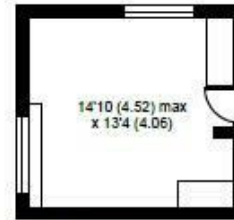
For identification only - Not to scale



GARAGE / GROUND FLOOR



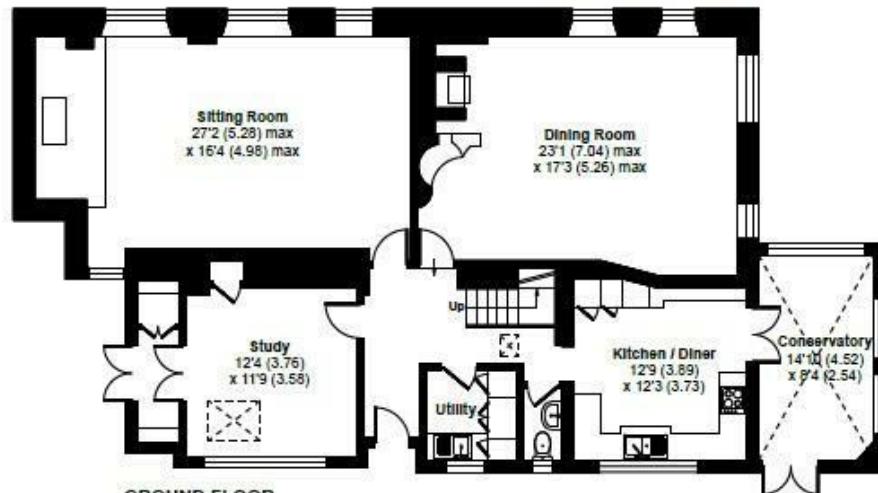
GARAGE / FIRST FLOOR



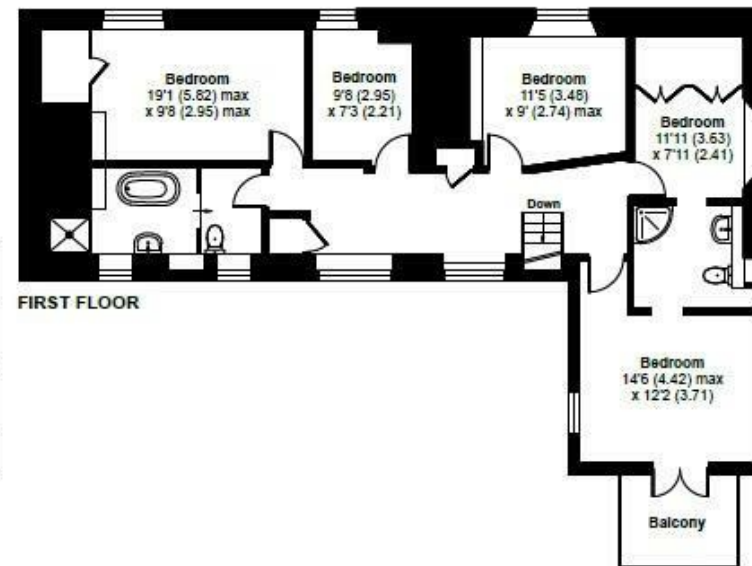
OUTBUILDING 1



OUTBUILDING 2



GROUND FLOOR



FIRST FLOOR



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		73
(69-80) <b>C</b>		
(55-68) <b>D</b>	47	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



