



2 The Old Rectory





# 2 The Old Rectory

Enmore, Bridgwater, TA5 2AN

Bridgwater 4 Miles, Taunton 9 Miles

A Grade II listed wing of a former rectory, situated in a wonderful location with off-road parking level lawn and enclosed garden areas with two bedrooms.

- Charming Former Wing of The Old Rectory
- Kitchen
- Enclosed Gardens
- Delightful Rural Location
- Council Tax Band D
- Two Reception Rooms
- Two Bedrooms and shower Room
- Off-road Parking
- No Onward Chain
- Freehold

Guide Price £325,000

## DESCRIPTION

Number 2 The Old Rectory is a charming eastern wing of The Old Rectory at Enmore. The house was converted many year ago and retains many of its period features and includes off-road parking for a number of vehicles approached via a five-bar gate and includes attractive enclosed gardens with area of lawn and paved terraces.

## SITUATION

2 The Old rectory occupies a wonderful, rural location within the Quantock Hills, in the popular village of Enmore. Enmore has a Primary school, Parish Church and pub and is easily accessible to the regional centres of Taunton and Bridgwater. The Quantock Hills are designated an Area of Outstanding Natural Beauty and provide miles of footpaths and bridleways, ideal for those with walking or riding interests. The well-respected Enmore Park Golf Club practice area is next door to the property. Taunton, the County town provides an extensive range of shopping, leisure and recreational facilities. There is an excellent range of both state and independent schools in and around Taunton, access to the M5 motorway at Junction 25 and a mainline railway station at Taunton with direct links to London Paddington. Bridgwater provides a range of Secondary schools, a sixth form college and further access to the M5 motorway.





## ACCOMMODATION

The accommodation is arranged over two floors and includes an entrance porch and door to downstairs cloakroom with wash basin and WC. There is a dining room with turning staircase to first floor, doors to sitting room and kitchen. The living room has double aspect windows overlooking the garden with two window seats and fireplace with inset wood burner and built in trestle style units. There is a separate kitchen with matching wall and base units, space and plumbing for washing machine, space for cooker with extractor hood over, double aspect windows, range of work surfaces with single drainer sink unit.

On the first floor there are two good sized bedrooms, the principle bedroom has double aspect windows, range of built-in wardrobes. The second bedroom is also a good-sized double room with window and built-in wardrobe. There is a separate shower room with enclosed shower cubicle, basin and WC, along with airing cupboard and built-in cylinder.

## OUTSIDE

The rectory is approached via a five-bar gate which opens onto a gravelled driveway, which provides parking for a number of vehicles. There is a paved patio area to one side with an enclosed area of garden, which is laid to lawn and enclosed by fencing and a hedge row, along with a garden shed, which has power. There is an oil tank and external boiler powering the oil-fired central heating and domestic hot water.

## SERVICES

Mains electricity and water. Private drainage. Oil fired central heating

## AGENT'S NOTE

There is a flying freehold running over part of the kitchen area.

## DIRECTIONS

Proceed out of Taunton, passing through the village of Kingston St Mary onto Buncombe Hill. Proceed straight over at the cross roads onto Enmore Road and continue for a short while, passing the Primary School on your left. Go through Enmore Village and past the Golf Course on your left-hand side. Take the first turning left into Stonehall Lane and then immediately left again into 2 The Old Rectory.





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.



Approximate Area = 1175 sq ft / 109 sq m  
For identification only - Not to scale

**First Floor**

**Ground Floor**

**Bedroom 1**  
5.56 x 3.61m  
18'3 x 11'10

**Bedroom 2**  
4.85 x 2.57m  
15'11 x 8'5

**Reception Room**  
5.56 x 4.95m  
18'3 x 16'3

**Dining Room**  
4.75 x 3.81m  
15'7 x 12'6

**Kitchen**  
3.18 x 3.10m  
10'5 x 10'2

**RICS Certified Property Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Stags. REF: 1175638



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		42	78
England & Wales		EU Directive 2002/91/EC	

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