

# 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
  Two Reception Rooms
- Kitchen
- Enclosed Gardens
- Enclosed Gardens
- Delightful Rural Location
- Council Tax Band D

- 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 wellrespected 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. Standard broadband available (Ofcom), mobile likely available outdoors (Ofcom). Please note the agents have not inspected or tested the services.

#### 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.

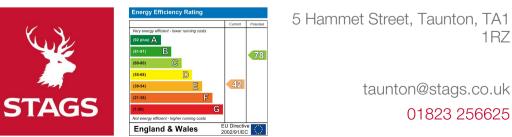




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