



Aire And Farthings



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Kilve, Bridgwater, Somerset, TA5 1SQ

Kilve 1 mile, Bridgwater 11 miles, Taunton 15 miles

A detached character cottage boasting many original features set in extensive gardens and grounds extending to nearly an acre on the edge of the Quantock Hills AONB.

- Detached period cottage
- Garden & grounds of approx 1 acre
- 2 reception rooms
- 4 bedrooms, one en-suite
- 3 bath/shower rooms
- Office/study
- Utility
- Garage and parking
- Council Tax band E
- Freehold

Guide Price £575,000

SITUATION

Aire & Farthings is located in a tranquil and private setting on the outskirts of the picturesque village of Kilve which offers a pub and cricket club. Nether Stowey is also close by and has a thriving community with a primary school, three pubs, local shops and a selection of other facilities whilst it is strongly connected with the poets Coleridge and Wordsworth with the National Trust Coleridge Cottage located in the village. Bridgwater is 11 miles to the east and Taunton 15 miles to the south. The beautiful North Somerset coast is just a mile away with the surrounding countryside offering a wealth of excellent walking and cycling routes.

DESCRIPTION

Aire & Farthings is a detached period cottage with charm and character throughout. Retaining numerous original features, this delightful home is set in an enviable rural location within the foothills of the Quantock Hills Area of Outstanding Natural Beauty with elevated views across the surrounding hills, all while being conveniently located on the edge of the village of Kilve. This home combines character and practicality, offering a comfortable and versatile living space.



ACCOMMODATION

The entrance porch leads to a cozy sitting room which centres upon a fireplace with a multifuel stove, window seat and exposed timbers throughout. The kitchen offers ample storage with a range of wall and base units, solid oak work surfaces, and integrated appliances, including a dishwasher, fridge, and electric oven. A spacious pantry provides extra storage. The bright breakfast/dining room features large picture windows and French doors, that open to the terraced cottage garden, with a wood-burning stove set in a brick hearth.

The flexible layout includes two downstairs bedrooms with garden views—one with an en suite shower room and the other with built-in storage. A downstairs bathroom connects to a utility and boot room with a Belfast sink, extra storage, and space for a washer/dryer.

Upstairs, there are a further two bedrooms, a home office/study, and a shower room with a walk-in shower.

OUTSIDE

The gardens are spacious and thoughtfully arranged across multiple levels. A double-gated entrance leads to a private parking area in front of a large detached garage with a secure storage room. The garage has power and lighting, and a nearby chicken coop provides extra outdoor storage. The formal gardens around the cottage feature well-stocked borders with a variety of plants and shrubs for year-round color. Ornamental trees add to the landscape. A large terrace with a pergola offers space for entertaining, connecting to terraced pathways at the rear of the house. A garden store and tool shed sit to one side, with a pedestrian gate providing access to the adjacent lane.

SERVICES

Mains electricity, water. Private drainage. Oil fired central heating. Standard broadband available (Ofcom), mobile signal likely available outdoors (Ofcom). Please note the agents have not inspected or tested the services.

DIRECTIONS

On entering Kilve from the A39 from Bridgwater, take the left turning into Pardlestone Lane and after approximately 1 mile the property will be found on the right hand side.



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) A		76
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	44	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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