



Keepers Cottage



STAGS

Keepers Cottage

Kilton, Holford, Bridgwater, TA5 1ST

Nether Stowey 4.5 miles, Bridgwater 13 miles, Taunton 17.5 miles

A superb equestrian holding with house in need of modernisation, a range of stone barns, yard, stable block set in approximately 3.5 acres.

- Detached period house
- Kitchen/dining room
- Entrance hall and groundfloor shower
- Timber stables
- Council Tax Band D
- Three bedrooms and shower room
- Sitting room with conservatory
- Range of stone outbuildings
- No onward chain
- Freehold

Guide Price £650,000

SITUATION

Keepers Cottage is situated in a stunning rural position close to the small village of Kilton on the edge of the Quantock Hills, an Area of Outstanding Natural Beauty and moments from the coast. The nearby picturesque village of Kolve offers 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

Keepers Cottage is an impressive detached rural property situated in a superb semi-rural position with stunning views towards the Bristol Channel. The house is in need of modernisation and could be extended subject to necessary planning consents to create a wonderful home. It is the setting that is so special with no neighbours and set in 3.5 acres of pasture with a range of traditional stone outbuildings and timber stable block. The accommodation is arranged over two floors and has been extended in the past

ACCOMMODATION

The accommodation is arranged over two floors and includes an entrance hallway with downstairs shower room opening through to a kitchen/dining room with a range of fitted units, larder cupboard and AGA, dual aspect windows. The sitting room centres upon an open fireplace with recess, there are double aspect windows and door opening through to a conservatory which enjoys wonderful views over the land and gardens.

On the first floor there are three bedrooms and a shower room.

OUTSIDE

The house has a private entrance driveway with five bar gate which opens onto a gravel hard standing area with parking. The house is surrounded by lawned gardens; to one side are a range of traditional stone outbuildings set within a courtyard and include two detached outbuildings, part walled concrete yard, stable block. The land is arranged in to two paddocks laid to pasture.

SERVICES

Mains electricity and water, private drainage, oil fired central heating/AGA. Superfast broadband available (Ofcom) Mobile signal likely available outdoors (Ofcom). Please note the agents have not inspected or tested the services.

AGENT'S NOTE

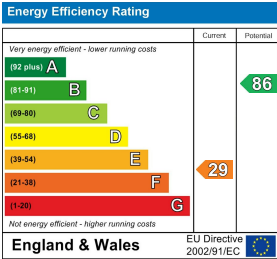
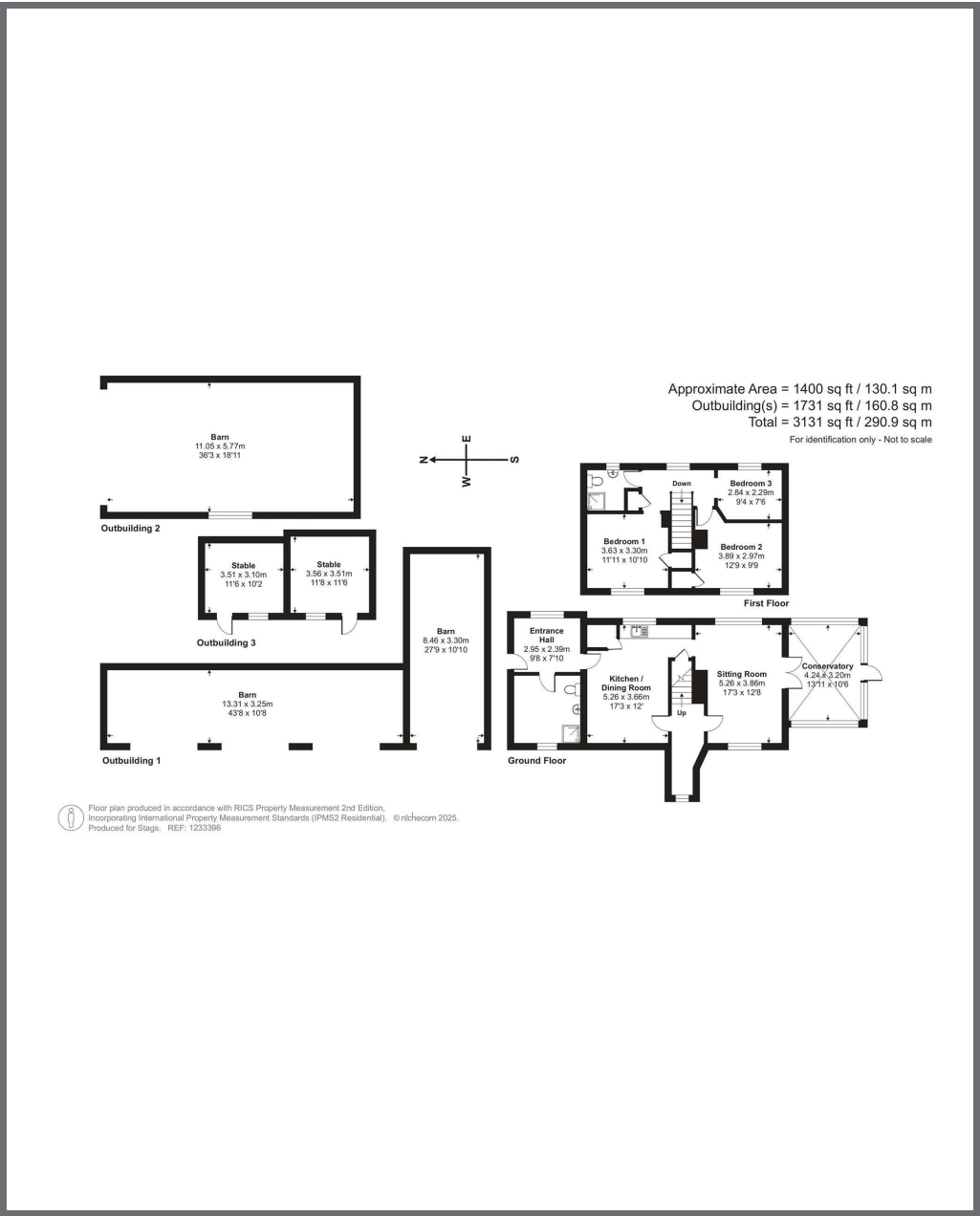
An application for outline planning permission has been submitted to convert the two two stone barns into two and three bedroom properties.

DIRECTIONS

From Bridgwater take the A39 towards Kilton, through the village of Holford, then at the sharp left hand bend turn right signposted to Kilton, follow the lane until the property can be found on the right hand side identified by the Stags For Sale board.



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.



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