



The Old Post Office





# The Old Post Office

Courtway, Bridgwater, TA5 1DR

Taunton Town Centre 6 miles, Bridgwater 8 miles

A charming detached period house retaining much of its original character, in need of modernisation with gardens and garage. No onward chain.

- Beautiful rural setting
- Three bedrooms, bathroom
- Three reception rooms
- Separate garden
- Council Tax band E
- In need of modernisation
- Kitchen/breakfast room
- Garage
- No onward chain
- Freehold

## Guide Price £300,000

### SITUATION

The Old Post Office is located in a rural hamlet, in an Area of Outstanding Natural Beauty (the first one designated in England), in the heart of the Quantock Hills. The property enjoys glorious views over the wooded rolling countryside.

There is an excellent primary school in Enmore, about two miles away.

The county town of Taunton, approximately 6½ miles away, has excellent independent schools for boys and girls of all ages, including Taunton School, King's College, Queen's College and King's Hall. There are extensive shopping facilities, and Taunton is also home to the famous Somerset County Cricket Club.

The market town of Bridgwater is approximately 8 miles away and offers a good range of everyday facilities and a number of schools to suit children of all ages.





## DESCRIPTION

The Old Post Office is a charming detached period house which retains many of its original character features now in need of general modernisation with parking, garage and separate garden and accommodation arranged over two floors.

## ACCOMMODATION

The front door leads into the entrance hall with stairs rising straight up to the first floor. A door to the right leads into the sitting room (currently used as a dining room) with fireplace and windows to two aspects, to the left is the kitchen/breakfast room with fitted wooden units, AGA, sink unit and windows to two aspects. A doorway leads from the kitchen to a rear hallway with a further reception room to the right (currently used as the sitting room) with feature archway and windows to the side. There is also a utility space, downstairs cloakroom with wc and rear store room with door to outside and stairs leading up to a bedroom with dormer window and dressing area.

The main staircase leads to a landing with doors to two bedrooms with lovely countryside views and a family bathroom.

## OUTSIDE

To the front of the house is a small garden area with gate with shrubs planted to the side of the house. The garage is across the lane with space to park in front. The garden is just beyond the property to the right hand side and being elevated is accessed via stone steps, there are some lovely views over the surrounding countryside. The garden is mainly laid to lawn with a number of specimen trees and shrubs with timber shed to the rear and wildlife pond.

## SERVICES

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

## DIRECTIONS


From Taunton proceed out of Taunton and go through the village of Kingston St Mary, continue on this road and on reaching the top of Buncombe Hill continue straight over the crossroads towards Nether Stowey, follow this road down the hill and around the right hand bend, The Old Post Office can be found directly in front of you by identifiable by a 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		24	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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