



Mount Cottage



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9, Castle Hill, Over Stowey, Bridgwater, TA5 1ET

Bridgwater 4 miles, Taunton 10 miles, Bristol 41 miles

A characterful detached property located in the sought after village of Over Stowey with good sized gardens, ample parking and garages with stunning views over the surrounding countryside.

- Characterful detached cottage
- Two reception rooms
- Four bedrooms, three bathrooms
- Large cottage gardens
- Council Tax band F
- Sought after village location
- Kitchen/breakfast room, utility room
- Ample parking and garage
- Suitable for multi-generational living
- Freehold

Guide Price £520,000

SITUATION

Mount Cottage is situated just below the Over Stowey Mound which is a site believed to be a precursor to Nether Stowey Castle. It is a wonderful setting on the edge of the village which provides access via footpaths and links on to some beautiful riding country and eventually on to the lower slopes of the Quantock Hills. It is within easy access to the village of Nether Stowey which stands within the Quantock Hills designated an Area of Outstanding Natural Beauty. These hills provide opportunities for walking, riding and other rural pursuits. The somewhat larger village of Nether Stowey is within half a mile and provides local shopping facilities and health centre. The County Town of Taunton can be reached over the hills and is around 10 miles distant whilst the town of Bridgwater is about 9 miles. Both towns provide multiple shopping and schooling facilities and access to the M5 motorway at junction 23 & 24 for Bridgwater and junction 25 for Taunton.

DESCRIPTION

Mount Cottage is a beautiful detached period property situated on the outskirts of the popular village of Nether Stowey. The property retains much of its original charm and character, but would benefit from some general updating in certain areas. The cottage is situated in a wonderful position and has gardens to front, side and rear of the property and has off road parking for a number of vehicles as well as a detached single garage. The house has previously been divided into two separate properties for family reasons but could easily be used for multi-generational purposes in the future.



ACCOMMODATION

The front door leads to an entrance hallway with turning staircase to the first floor. The sitting room has vaulted ceiling with woodburning stove and double doors opening out onto the rear terrace and enjoys wonderful views. There is back kitchen/utility with oven, sink and fitted units, a rear hallway and cloakroom. There is a sitting/dining room which centres upon an inglenook fireplace with woodburning stove and heavy beam over and from where there is a second staircase leading to the first floor and a door to the kitchen and door to the side terrace. The kitchen is fitted with a range of matching Shaker style wall and base units, beamed ceiling, range cooker, plumbing and space for washing machine and tiled floor with double doors opening out on to the side terrace.

On the first floor there is a master bedroom with en-suite shower and wc. The second bedroom also has an en-suite bathroom. The two further bedrooms have access to a shower room with wc and washbasin.

OUTSIDE

The gardens are a wonderful feature of the property; the house and gardens are elevated and enjoy superb views over surrounding countryside towards the Quantock Hills in the distance. The gardens have been divided up into various different areas which include a number of terraces, areas of lawn, deep planted herbaceous borders, and a number of specimen trees and shrubs.

There is ample parking at the property; on one side there is a brick paved driveway which provides parking for a number of vehicles and opens onto a parking and turning area. There is a detached single garage with tiled roof and double doors and on the other side of the house there is a further parking area with space for at least two cars.

The lower area of the garden, colloquially known as the Paddock, provides sufficient space for the construction of additional accommodation if required, subject to the usual permissions.

SERVICES

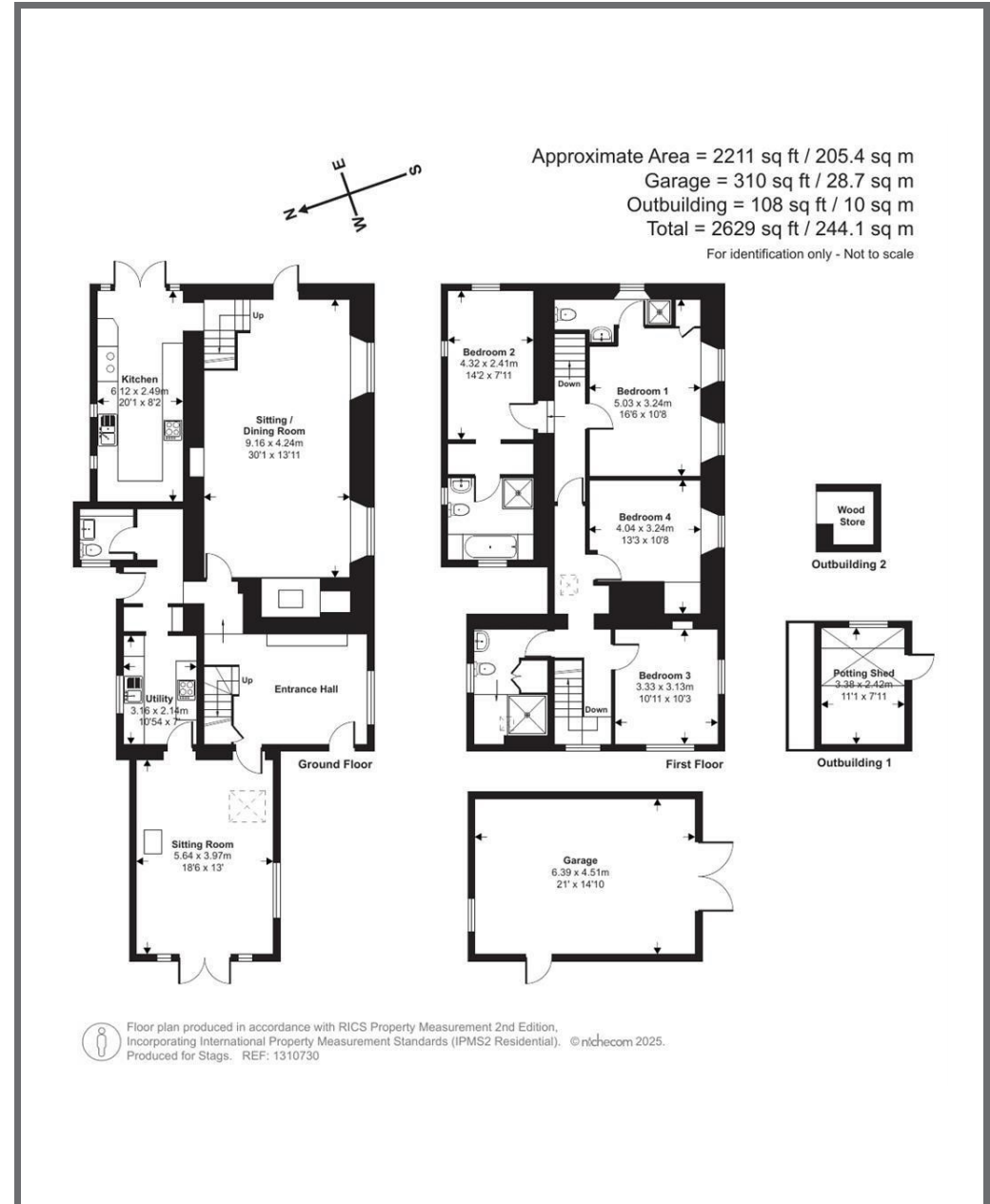
Mains water, electricity, gas, drainage. Gas fired central heating. Superfast broadband available (Ofcom), mobile signal likely available indoors with O2 and outdoors with other providers (Ofcom). Please note the agents have not inspected or tested the services.

DIRECTIONS

From the centre of the village proceed up Castle Street, almost to the very top, onto Castle Hill and Mount Cottage is the first property on the right hand side identifiable by a Stags For Sale board just after the entrance to Nether Stowey Castle.



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.



5 Hammet Street, Taunton, TA1 1RZ

taunton@stags.co.uk

01823 256625



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	