



**Holford, BRIDGWATER, TA5 1SG**

**welcome to**

**Alfoxton Cottage, Holford, BRIDGWATER**

Situated within an idyllic and secluded setting within the Quantock Hills, on the periphery on the ever popular villages of Holford & Kilve is this beautifully presented detached five bedroom period cottage. The property benefits from approx. 2 acres of garden/paddock & stables. Viewing is a must!



### Period Front Door

Leading to

### Entrance Hall

13' 7" x 7' 10" ( 4.14m x 2.39m )

With flagstone floor, two radiators, built in cupboard, understairs cupboard, staircase rising to first floor landing, inset ceiling spotlights, doors to

### Office

11' 3" x 7' 2" ( 3.43m x 2.18m )

Double glazed window to front, fitted carpet, radiator.

### Lounge

18' 9" x 10' ( 5.71m x 3.05m )

Double glazed windows to side, double glazed door to the garden, fitted carpet, exposed beams, two radiators, recessed brick fireplace with inset log burner on stone hearth, inset ceiling spotlights.

### Inner Hall

Double glazed windows to rear, tiled floor, doors to

### Shower Room

Double glazed window to rear, a fitted suite comprising shower cubicle, vanity wash hand basin with cupboard under, low level WC, radiator, inset ceiling spotlights, extractor unit, tiled floor.

### Garden Room

25' 6" x 4' 11" max ( 7.77m x 1.50m max )

Double glazed window to rear, double glazed skylight windows, double glazed patio doors to rear garden, tiled floor, under floor heating, inset ceiling spotlights, door to utility, open plan to kitchen/dining room.

### Sitting Room

13' 7" x 11' 3" max ( 4.14m x 3.43m max )

With recessed fireplace, radiator, exposed beams, wall light points, built in cupboard.

### Family Kitchen/ Dining Room

19' 6" x 13' 11" max ( 5.94m x 4.24m max )

Double glazed window to front, a range of blue coloured base units with cupboards and drawers, Minerva worktop surfaces, inset one and half bowl sink unit with mixer tap, integrated twin oven, inset induction hob with cooker hood over, space for fridge freezer, centre island with base units and worktop surface, integrated power points with USB points, tiled floor, period fireplace with inset log burner, exposed stone wall, under floor heating, inset ceiling spotlights, door to utility.



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### Utility

25' 6" max x 8' 11" max ( 7.77m max x 2.72m max )

With door to front, double glazed window to rear, a range of blue coloured base and wall level units, worktop surfaces, inset stainless steel sink unit with mixer tap, space and plumbing for washing machine, space for tumble dryer, radiator, cloaks/shoe cupboards, inset ceiling spotlights, tiled floor, USB points, built in larder cupboard, under floor heating, door to

### Garage

17' 11" max x 12' 8" max ( 5.46m max x 3.86m max )

With up and over door to front, light and power.

### First Floor Landing

Double glazed window to rear, fitted carpet, double glazed window to side, double glazed skylight window, radiator, doors to

### Bedroom One

19' 7" max x 10' 4" max ( 5.97m max x 3.15m max )

Double glazed windows to side, two radiators, wall light points, wood panelling to one wall, built in wardrobes with drawer units, door to

### En Suite

Double glazed windows to side and rear, a fitted suite comprising vinyl floor, low level WC, pedestal wash hand basin, panelled bath with shower unit over, part tiled surrounds, radiator, inset ceiling spotlights.

### Bedroom Two

12' 6" x 10' 2" ( 3.81m x 3.10m )

Double glazed window to rear, fitted carpet, radiator, wall light points.

### Bedroom Three

10' 10" x 10' 8" ( 3.30m x 3.25m )

Double glazed window to rear, fitted carpet, radiator, built in wardrobes.

### Bedroom Four

11' 11" max x 8' 11" max ( 3.63m max x 2.72m max )

Double glazed window to front, fitted carpet, radiator.

### Bedroom Five

10' 8" x 7' 5" max ( 3.25m x 2.26m max )

Double glazed window to front, radiator, exposed floor boards, access to roof space, built in wardrobes.

### Bathroom

Double glazed window to front, a fitted suite comprising pedestal wash hand basin with mixer tap, low level WC, panelled bath with mixer tap, part tiled surrounds, laminate floor, radiator, built in airing cupboard with hot water cylinder and shelving.

### Outside

The property enjoys approx. 2 acres in total which comprise of gardens and a paddock. The garden extends to the side & rear of the cottage with laid to lawn with raised flower and shrub beds, hedge and fence boundary. There is a delightful cobble patio to the side of the cottage with path leading to the rear of the cottage, a gate giving access to the lane.

Immediately to the rear of the cottage is a good size raised patio making an ideal area for alfresco dining with outside power points and outside lighting, raised flower and shrub beds, outside water tap. There is a further patio area and pathway leading to the driveway and stables. To the other side of the cottage is the tarmac driveway offering ample parking with gates leading onto the lane, there is a timber shed, gate to side leading on to a track, raised lawn with trees and shrubs. From the driveway access to the timber framed outbuilding which comprises:

Stable One 11'5" x 9'11"

Stable Two 11'5" x 9'7"

Stable Three 11'4" x 9'6"

Tack Room

Workshop 19'10" x 11'6" with light and power.

Office 11'2" x 9'9" - Double glazed window to side, light and power, fitted carpet, door to front.

Situated on the opposite side of the lane is the paddock with water supply.

### Location

The property is burrowed within this area of natural beauty, on the periphery of the popular villages of Holford & Kilve. Both villages offer reputable pubs serving locally renowned food, whilst Kilve offers a corner shop, village hall and cricket club, whilst the famous Kilve beach is nearby. The local centre of Williton with its more comprehensive range of shops and amenities is some seven miles distance. Bridgwater is around 25 minutes away by car and offers high street and supermarket shopping, schooling and transport links including a railway station and access to the M5 motorway. The county town of Taunton can be reached in less than 30 minutes and offers further health, leisure and sporting opportunities, as well as reputable private schooling and a rail link to London Paddington in less than two hours.

### Council Tax Band

F

welcome to

## Alfoxton Cottage, Holford, BRIDGWATER

- An Idyllic & Secluded Setting within the Quantock Hills
- Fantastic Far Reaching Views - Detached Period Cottage
- Five Bedrooms - Ground Source Heat Pump serving Central Heating
- Two Reception Rooms - Office - Family Kitchen/Dining Room
- Integral Garage - Stables - Gardens & Paddock

Tenure: Freehold EPC Rating: E

guide price

**£875,000**

### directions to this property:

On reaching Holford, turn right adjacent to the Plough Inn, signed Coombe House Hotel. Continue and where the road forks bear right signposted Alfoxton/Hodders Coombe. Continue along this lane/track and on reaching Alfoxton Park pass over the cattle grid and straight ahead through the grounds of the former hotel. Pass over another cattle grid, follow the lane/track up the hill and Alfoxton Cottage will be found shortly on your left hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MIH106730 - 0004

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