



DANCING HILL COTTAGE

North Petherton, Somerset



A GORGEOUS FAMILY HOME SURROUNDED BY OPEN, UNSPOILT COUNTRYSIDE WITH FAR-REACHING VIEWS AND A SELF-CONTAINED ANNEXE

First time to the market in approximately 65 years. Dancing Hill Cottage is a fantastic property set in an elevated position with no near neighbours and a good-sized garden equipped with a hot tub and swim spa sited to have full enjoyment of the wonderful view.

Summary of accommodation

Ground Floor: Open porch | Hall | Sitting room | Study | Family room | Dining room | Kitchen | Pantry | Laundry room | Cloakroom | Shower room

First Floor: Landing | Principal bedroom suite with en suite shower room & en suite/dual access dressing room/bedroom five | Snug
Three further double bedrooms | Family bath & shower room

Annexe: Integral ground floor garage | Self-contained first floor flat incorporating living room with integral kitchen, two double bedrooms & bathroom

Outside: Attached single garage | Parking | Rear veranda | Garden | Swim Spa | Small hot tub | Summer house | Garden store

Distances: 1.2 miles to North Petherton, Bridgwater 4.2 miles, Taunton 9.3 miles, Bristol 41 miles
(All distances and times are approximate)



LOCATION

Dancing Hill Cottage is situated on the edge of the eastern foothills of the Quantocks, and close to the edge of the Somerset Levels. The property is about a mile from the centre of the small town of North Petherton, which is immediately adjacent to the much larger market town of Bridgwater, offering a full range of shops and local businesses capable of meeting most day to day needs.

Nearby transport links include Junction 25 on the M5 and Bridgwater has a mainline railway station with regular services to Bristol Temple Meads (26 minutes) and Paddington (1 hour 57 minutes). Exeter and Bristol airports are also both within reach. There is an excellent range of schooling available from both the State and independent sectors. This includes several good private schools including Taunton School, King’s and Queen’s Colleges in Taunton.



THE PROPERTY

Set on a ridgeline in the foothills of the beautiful Quantock Hills, Dancing Hill Cottage has a superb setting about 30 yards off a peaceful country lane. The cottage is unlisted and was originally a pair of farmworkers cottages. It has a north-south axis, with north-facing, panoramic views behind that look out over a patchwork of fields and small woods. It has also retained many original architectural fittings including ceiling beams and timbers, fireplaces and a lovely brick herringbone floor in the hall and today is a well-presented, characterful family home. The ground floor has four reception rooms including a large 454 sq ft family room adjacent to the kitchen, which looks out across the rear part of the garden and has space for a good-sized kitchen table.



Upstairs off a centrally positioned landing are five double bedrooms, all with lovely views out over the surrounding countryside. In addition, there is a first floor snug with sliding doors through to the principal bedroom suite.

OUTSIDE

The cottage is set within a large garden that extends out to the front and rear in the shape of a rhombus and is bound by post and rail fencing on one side and a long, mature field hedge on the other. Overall, the garden is designed to be easily maintained and consists of a large rear deck plus a series of lawns. At the front is a large level lawn alongside a tarmac parking area and a separate, period-style building that incorporates a ground floor garage and a first floor, self-contained flat with two bedrooms. Running along the rear of the cottage is a deep veranda looking out on a further lawn and an adjacent timber deck that encompasses a seating area, a small hot tub that fits for four people, and a larger swim spa.

PROPERTY INFORMATION

Local Authority: Somerset Council (www.somerset.gov.uk)

Council Tax Bands: Cottage Band E. Annexe Band A.

Services: Mains water & electricity. Private drainage (septic tank). Cottage: oil-fired central heating via radiators & partial underfloor heating. Annexe: heated by electric storage heaters.

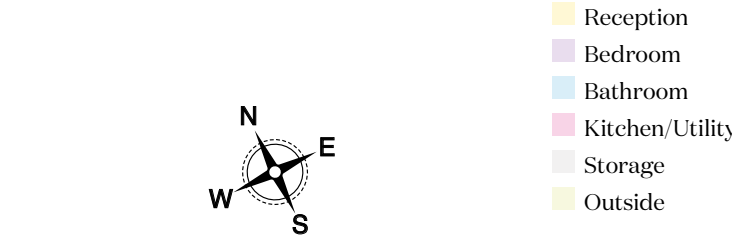
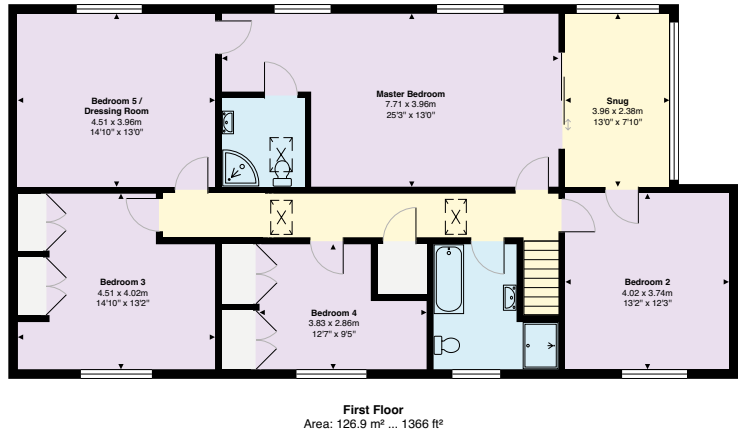
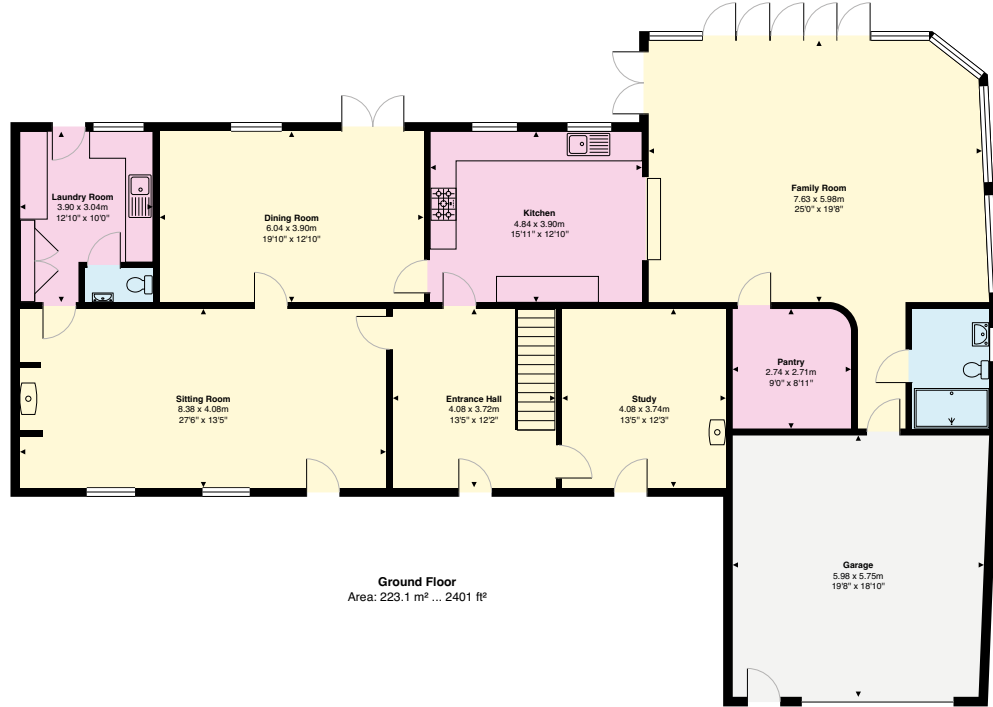
Agent's Note: Currently provides a secondary holiday rental income via www.sleeps12.com

Postcode: TA6 6NG

What3Words: ///longer,judges.fault

Tenure: Freehold

EPC Ratings: Cottage – D. Annexe – D.



Approximate Gross Internal Area
474.7 sq m / 5110 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted
to tell you more.

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