



WILSONS
ESTATE AGENTS

6 Mill Close, Nether Stowey, Bridgwater, TA5 1NX

£475,000



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Nestled in the heart of the village, Mill Close presents a highly desirable family home with convenient access to local shops, amenities, whilst the Nether Stowey Primary School is located within the same cul-de-sac. This impressive family home boasts beautifully extended accommodation across two floors, meticulously updated to provide a comfortable and modern family home.

Upon entering, guests are greeted by a spacious entrance hallway leading to a cloakroom/WC and a generous lounge with a stunning bay-fronted window and elegant fireplace, ideal for unwinding. The modern kitchen/dining area, recently fitted with the latest fixtures, is positioned at the end of the entrance hallway, accompanied by a utility room. However, the true showstopper lies beyond – an expansive family room with a high ceiling, open-plan layout, and doors opening onto the picturesque rear garden, ideal for entertaining and family gatherings. The ground floor also features a large, main bedroom with a beautiful en-suite bathroom whilst upstairs, two generous double bedrooms (one could easily be converted back into 2 separate bedrooms as originally built) and a further single bedroom with the option of being used as a useful home office/study along with a gorgeous modern family bathroom.

The exterior of the property features a lovely front garden filled with a diverse selection of mature shrubs and flower beds, complemented by a private driveway that can accommodate multiple vehicles. Side access brings you to the low-maintenance rear garden, which includes an artificial lawn and a spacious patio area, all surrounded by wood panel fencing. Discover the enchanting allure of Mill Close – an exceptional home that goes above and beyond your expectations. This is an opportunity you won't want to miss, so schedule your viewing today!





Property Features

- A beautiful modern detached house
- Situated at the very end of a small cul de sac
- A wonderful extension to the rear and garage conversion into a large main, double bedroom with an en-suite shower room
- 4 bedrooms
- 2 bathrooms (including the en-suite)
- Double glazing and gas heating
- Superb modern fitted kitchen/dining room & utility room
- Excellent family room and a separate lounge
- Low maintenance gardens
- Positioned immediately across the road from Nether Stowey Primary School

Tenure: Freehold

Tax band: D

Services: The property is connected to mains water, sewerage, gas and electricity.

Property location What 3 Words [what3words///wanting.expired.spearing](https://www.what3words.com/wanting.expired.spearing)

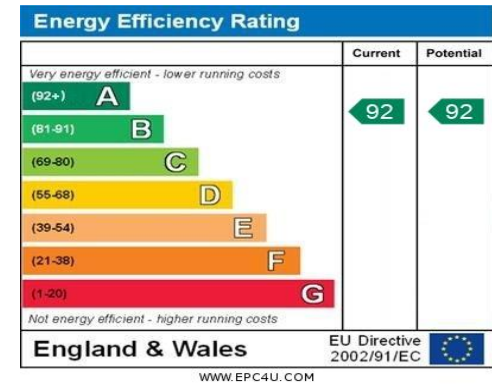
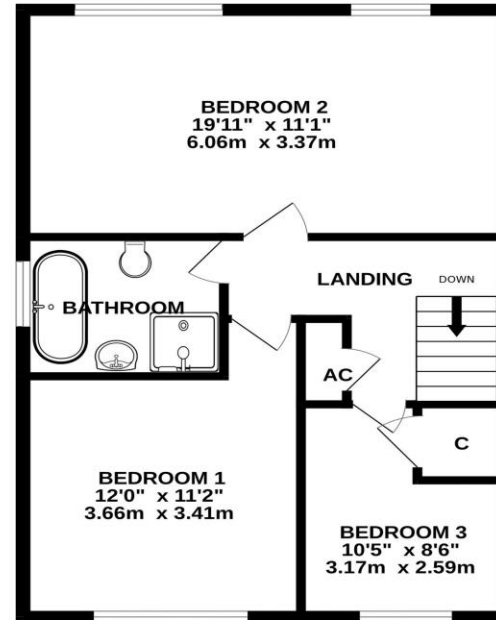
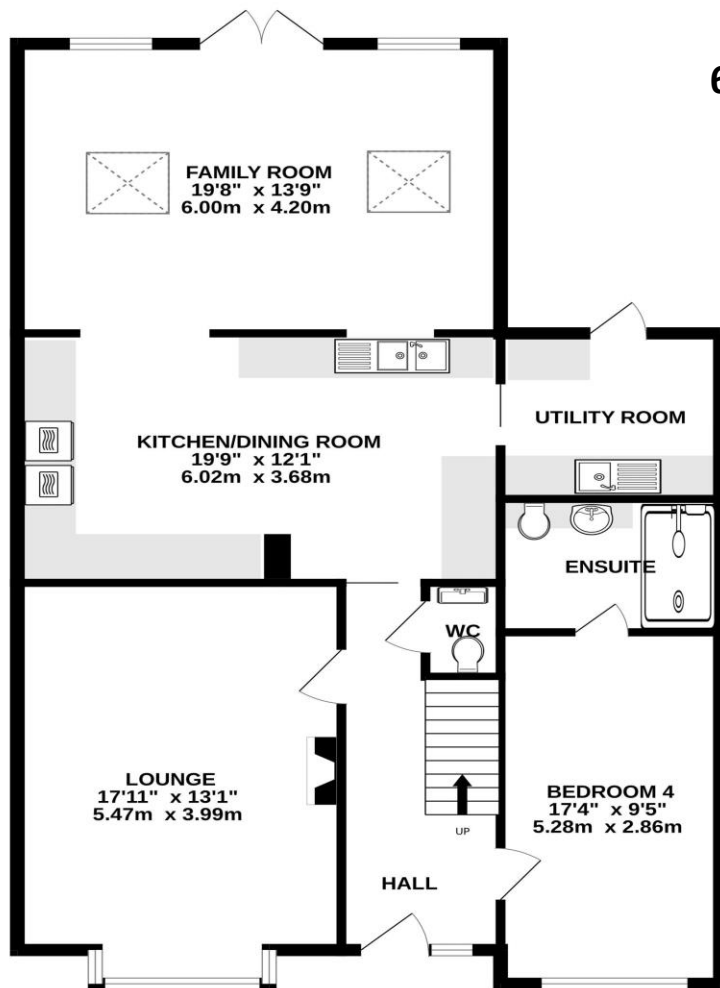
The Location

Nether Stowey is a quaint village in Somerset which sits in the foothills of the Quantock Hills (England's first Area of Outstanding Natural Beauty). The village boasts a shop, 2 public houses and a number of bed and breakfasts along with a helpful post office/delicatessen. The village was once home to the famous Poet Samuel Taylor Coleridge, and his residence is now managed by the National Trust. You can easily access the Quantock Hills for walking directly from the house, and it's just a short 10-minute drive to the stunning Jurassic Coast at Kilve. The village also features a spacious recreation ground and playground, along with a lively football club that accommodates all age groups. Additionally, there are various classes and community groups available, offering activities for people of all interests and ages. Additionally, the village serves as the starting point for the Coleridge Way, a long-distance path that stretches fifty-one miles from Nether Stowey to Lynmouth.

The historic village features a collection of ancient cottages set against a cobblestone path, with a stream flowing alongside. At the heart of the village stands a Victorian clock tower. Across the road from the main village is the imposing Stowey Court with a stone gazebo built into its outer wall and St Mary's Church with its substantial memorial to Thomas Poole. Stowey Estate belonged to Lord Audley in 1343 but fell into ruin for several hundred years before being completed. A hoard of silverware was found nearby thought to date from the Civil War.



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DISCLAIMER Wilsons has not inspected or tested any equipment, fixtures, fittings, or services within the property, and cannot confirm their working condition or suitability. We recommend you consult a Solicitor or Surveyor to verify the condition and functionality. Information regarding tenure is obtained by Land Registry, we advise that you obtain verification from your Solicitor. Items depicted in photographs are not included in the sale. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants, and any matters that may affect the legal title. We have not verified the property's structural integrity, ownership, tenure, acreages, estimated square footage or planning/building regulations. Prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. Wilsons routinely refer buyers and sellers to local solicitors for conveyancing services and mortgage advisors for mortgage and protection advice. It is your decision whether to use these services. We receive a payment benefit for referring clients of no more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £20 + VAT (£24) per buyer will be required for us to process the necessary checks relating to our compliance and Anti-money laundering obligations. This is a non-refundable payment and cannot be returned.

Part A - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Council Tax / Domestic Rates	D
Asking price	£475,000
Tenure*	Freehold

Part B - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Property type	Detached house
Property construction	1982
Number and types of room	As per floorplan
Electricity supply	Mains electricity - There are solar panels available for the buyer to purchase
Water supply	Mains water
Sewerage	Mains sewerage
Heating	Gas heating & wood burner
Broadband	https://checker.ofcom.org.uk/
Mobile signal/coverage	https://checker.ofcom.org.uk/
Parking	https://www.somerset.gov.uk/roads-travel-and-parking/residential-parking-permits/

Part C - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Building safety	Nothing stated on the sellers PIQ form
Restrictions	Nothing stated on the sellers PIQ form
Rights and easements	Nothing stated on the sellers PIQ form
Flood risk	https://www.gov.uk/request-flooding-history
Coastal erosion risk	https://www.gov.uk/check-coastal-erosion-management-in-your-area
Planning permission	All planning obtained
Accessibility/adaptations	Extension and conversion carried out. 2019 & 2022
Coalfield or mining area	https://www.gov.uk/check-if-property-is-affected-by-coal-mining
Energy Performance Certificate (EPC)*	A
Including detail of any inescapable costs	Nothing stated on the sellers PIQ form