



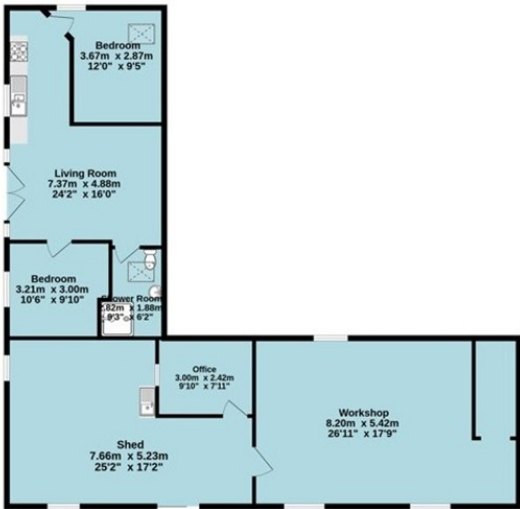
Riverside
Combwich, Bridgwater, TA5
£925,000 Freehold

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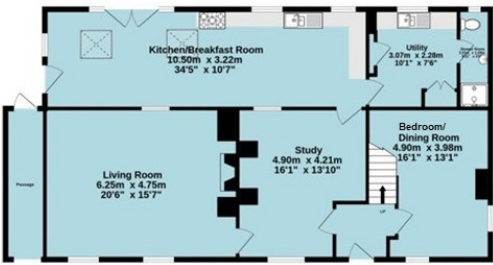
**Wilkie May
& Tuckwood**

Floor Plan

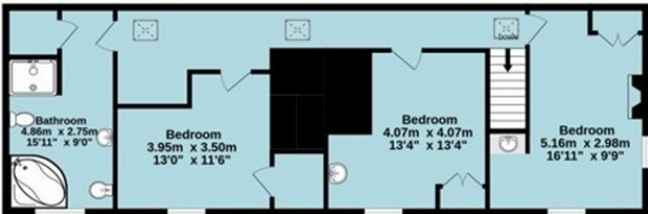
QUERN BARN GROUND FLOOR



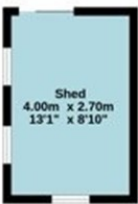
RIVERSIDE FARM GROUND FLOOR



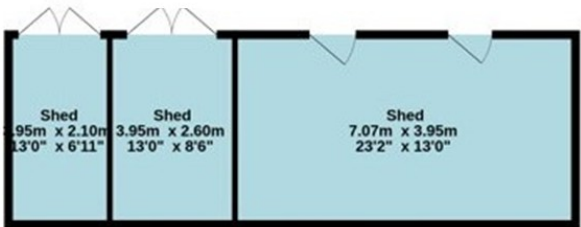
RIVERSIDE FARM FIRST FLOOR



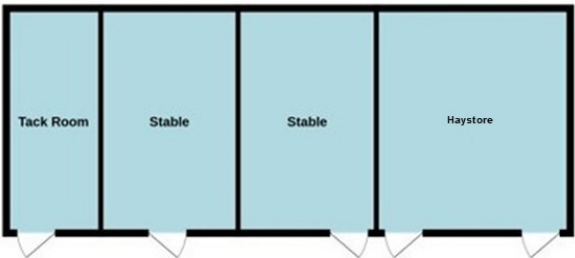
RIVERSIDE FARM
SHED



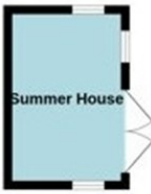
OUTBUILDING



STABLES
73.5sq.m (791sq.ft) approx



SUMMERHOUSE
8.7sq.m (93sq.ft)



Description

This period three/four bedroom equestrian detached cottage with a two bedroom holiday cottage which are situated in the foothills of the Quantock Hills in the Somerset village of Combach set within just over two acres of private grounds including a pony paddock, a ménage, stables, tack room, hay barn and numerous outbuildings.

These well maintained properties enjoy views over the estuary and the Mendip Hills. They are a nature lovers' dream situated near Steart Marshes.

- Foothills of Quantock Hills
- Somerset village of Combach
- Three/four bedroom detached cottage
- Two bedroom holiday cottage
- Over 2 acres of private grounds
- Paddock/ménage/stables/tack room
- Haybarn, workshop and outbuildings
- Over 20' living room with inglenook
- Kitchen/breakfast room over 34'
- Study
- Bedroom four/dining room
- Utility with shower room off
- Pond, wildlife area, shed, summerhouse
- Located off a bridleway/footpath over 5Km, all traffic free, leading to Steart Marshes.

THE PROPERTY:

The property comprises a door to the entrance hall with stairs to the first floor landing. There is bedroom four/dining room with a fireplace, beams to the ceiling and an understairs' recess. There is a separate study with inglenook and clay tiled flooring, window seat and an adjoining living room with an inglenook fireplace and inset log burner with a recessed bread oven and beams to the ceiling. The kitchen/dining room is over 34' in length is fitted with a bespoke range of cream fronted kitchen units with integrated fridge, dishwasher, six-ring Rangemaster cooker (LPG), vaulted ceiling, French doors overlooking the garden and a further double glazed door with an area for a dining room table and chairs. There is a utility room with plumbing for a washing machine, storage cupboards and a sink and an adjoining shower room – with shower cubicle, WC, wash hand basin and a double glazed window.

Stairs to the first floor landing where there are three double bedrooms all with built-in wardrobes and two with wash hand basins. An inner landing area and a bathroom with a vaulted ceiling – having a corner bath, bidet, WC, wash hand basin, double shower and an airing cupboard.

A covered passageway provides access to the workshop which is over 26' in length with a vaulted ceiling, wood burning stove, sink, oil boiler powering the domestic hot water and the central heating system with potential to create further accommodation subject to the normal building regulations and planning. There is an adjoining office for home working and an adjoining barn over 17' in length and is ideal for storage or to convert to further accommodation subject to planning permission.

The residence has additional outbuildings with a 23' storage shed, additional mower store and a wooden shed.



Annexe/holiday cottage – set within the grounds is a stone built holiday cottage which benefits from a beautiful living room and wooden oak flooring together with vaulted ceilings. An adjoining kitchen having a vaulted ceiling is fitted with a range of units, built-in oven, hob, fridge and a dishwasher. There are two double bedrooms along with a wet room – benefitting from a shower, WC, wash hand basin, skylight and a heated towel rail. The holiday cottage has oil fired central heating with an external boiler and an enclosed patio and a small garden area.

Equestrian – the property benefits from an enclosed ménage together with a 17' tack room, two substantial stables/looseboxes and a hay barn. From the property location there are approximately 5 kilometres of bridleway which follows the River Parrett to Steart Marshes, with no need to go onto the roads at all.

The property has a substantial man-made pond with a water feature and gated to the enclosed paddock which extends to a second orchard leading to an area designated for wildlife together with a summerhouse with far reaching views and decked verandah.

LOCATION: The property is situated within the popular Somerset village of Combach. The village offers a thriving community with village store and post office, village school and church. Adjacent to Combach is the estuary of the River Parrett and Steart Marshes with rural views and walks can be enjoyed. The neighbouring villages of Cannington and Nether Stowey offer a more extensive range of services and shops. Bridgwater is approximately 5.7 miles away and offers a full range of shops, a cinema, restaurants and library. From Bridgwater bus station there are regular services to Taunton and Weston-super-Mare plus a daily coach service to London Hammersmith.



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GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold by private treaty.

Construction: Stone.

Services: Mains water, mains electricity, biodigester treatment system, oil fired central heating.

Local Authority: Somerset Council, County Hall, Taunton, Somerset, TA1 4DY

Council Tax Band: F

Broadband Coverage: We understand that there is superfast mobile coverage. The maximum available broadband speeds are: 37Mbps download and 8Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Voice and data limited with Three. Limited voice only with EE, O2 and Vodafone.

Flood Risk: Rivers and sea: Very low risk **Surface water:** High risk **Reservoirs:** Unlikely **Groundwater:** Unlikely

We recommend you check the risks on [Check the long term flood risk for an area in England - GOV.UK \(www.gov.uk\)](#)

Planning: Local planning information is available on [Planning Online \(somerset.gov.uk\)](#)



AGENT'S NOTES: The property experienced water ingress in 2012 caused by surface water build up in an adjacent field. This has since been suitably maintained with no issues since.

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared in April 2024.

MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

8. Financial Evaluation: 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

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