



GIBBINS RICHARDS
Making home moves happen

Pond Cottage & Alms Cottage, Bathealton, Taunton TA4 2AN

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THE PROPERTY

A near unique opportunity to acquire two self contained and attached cottages set in their own grounds of extensive gardens and paddocks extending to around seven acres. The cottages comprise a one bedroomed (Alms Cottage) and a three bedroomed (Pond Cottage), each with associated kitchens, bathrooms and ancillary spaces. Alms Cottage has gardens to the west and Pond Cottage to the north and east. The paddocks extend to the front and off to the east / south east. The properties are set up a private driveway and have their own private drainage system and would make an ideal retreat for dual living where Alms Cottage could be used as an annexe to Pond Cottage.

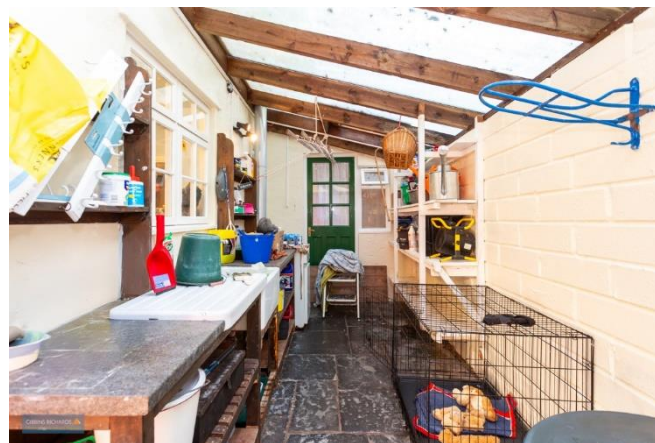
Pond Cottage - Tenure: Freehold / Energy Rating: F / Council Tax Band: E

Alms Cottage - Tenure: Freehold / Energy Rating: E / Council Tax Band: C

Both properties are abundant in history and have some fantastic period features as well as some more modern attributes. They are both served by oil fired central heating and hot water and private drainage.

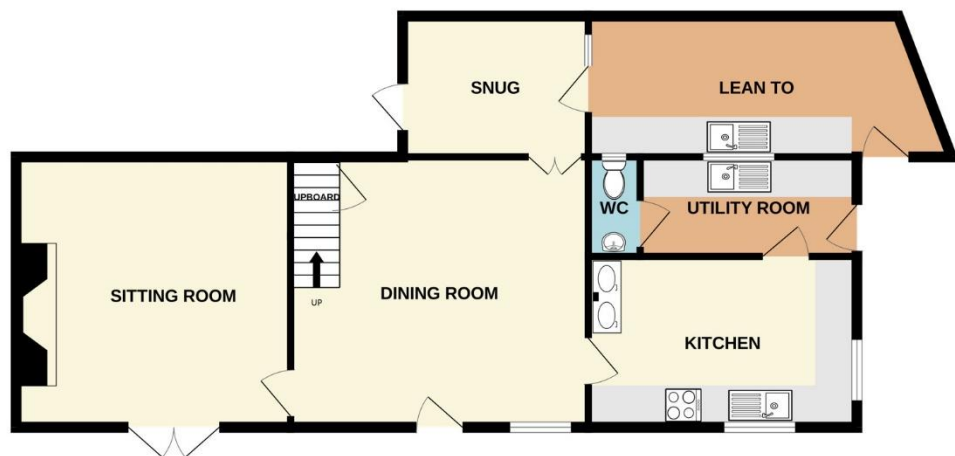
Opportunities such as this are rarely available and the position of the cottages within the hamlet of Bathealton, as well as their proximity to Wellington, Wiveliscombe and the M5 motorway, make this an even more enticing proposition. An early viewing is highly recommended.



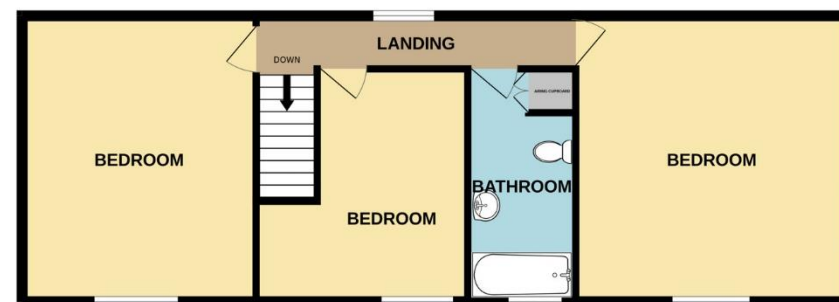


TWO ATTACHED COTTAGES
STAND-ALONE LOCATION WITH APPROXIMATELY 7 ACRES
PRIVATE DRIVEWAY
EXTENSIVE GARDENS
IDEAL ANNEXE ACCOMMODATION FOR DUAL LIVING
RARE OPPORTUNITY IN A RURAL COMMUNITY
VIEWING DEEMED ESSENTIAL

GROUND FLOOR
 868 sq.ft. (80.7 sq.m.) approx.



1ST FLOOR
 693 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA : 1561 sq.ft. (145.1 sq.m.) approx.

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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ACCOMMODATION

POND COTTAGE

Accessed straight into:

Dining Room 16' 2" x 14' 8" (4.92m x 4.46m) Which in turn leads to:

Kitchen 14' 7" x 9' 3" (4.44m x 2.82m)

Utility Room 11' 9" x 5' 5" (3.58m x 1.64m)

Snug 10' 0" x 7' 8" (3.06m x 2.33m)

Lean-to 19' 8" x 7' 8" (6m x 2.33m)

Sitting Room 14' 10" x 14' 8" (4.53m x 4.46m)

First Floor Landing

Bedroom 1 15' 6" x 12' 8" (4.72m x 3.86m)

Bedroom 2 12' 8" x 11' 5" (3.85m x 3.49m)

Bedroom 3 15' 8" x 14' 9" (4.78m x 4.49m)

Bathroom 12' 8" x 5' 10" (3.85m x 1.78m) Airing cupboard.

Outside Similar amount of garden to the rear, again with the oil tank. Parking to the front and side. Access up a short path to a series of stables and access to the paddock, which in all totals approximately seven acres.

ALMS COTTAGE

Entrance straight into:

Sitting Room 20' 4" x 14' 2" (6.19m x 4.33m) Built-in cupboard. Leads to:

Kitchen/

Breakfast Room 15' 0" x 8' 8" (4.57m x 2.63m)

Additional Office 13' 0" x 11' 11" (3.97m x 3.64m)

Utility Room 7' 9" x 6' 9" (2.35m x 2.07m)

First Floor Landing 15' 4" x 11' 5" (4.67m x 3.47m)

Bedroom 9' 8" x 9' 4" (2.94m x 2.84m)

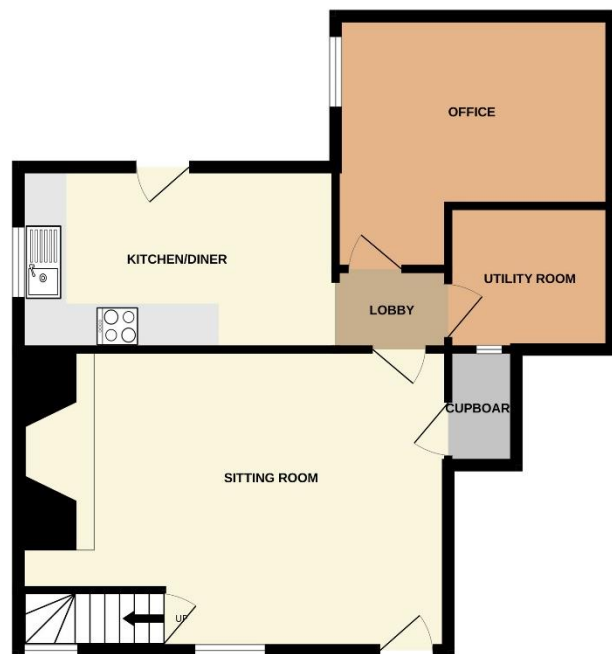
Bathroom 9' 6" x 5' 8" (2.89m x 1.73m)

Outside Good amount of parking at the end of the driveway, as well as a beautiful cottage garden, which abuts a small stream to the far west. There is also an enclosed rear area of garden on the level with the oil tank and access to the rear of the property.

Alms Cottage



GROUND FLOOR
610 sq.ft. (56.7 sq.m.) approx.



1ST FLOOR
289 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA: 899 sq.ft. (83.6 sq.m.) approx.

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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 the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a 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.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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