

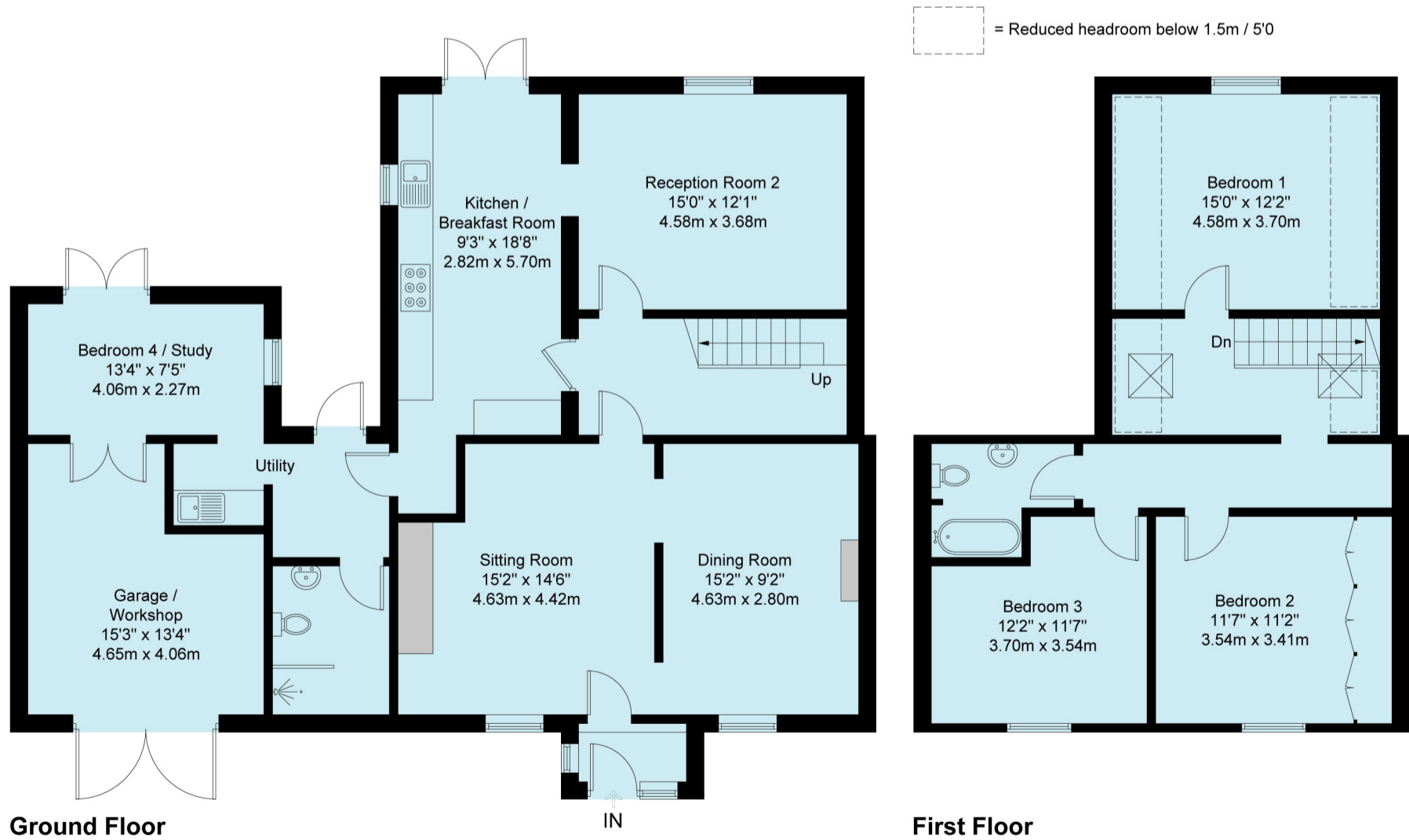


Fore Street
 Othery, Bridgwater, TA7
 £550,000 Freehold

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4	3	2	EPC

Wilkie May & Tuckwood

Floor Plan



For illustrative purposes only. Not to scale. ID1282122
 Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
 Floor Plan Produced by EPC Provision

Description

The property is a characterful detached period cottage dating from around 1700 with a modern rear extension. Built from stone and brick with a tiled roof and thatched porch, it offers flexible family accommodation and large gardens with entertaining areas.

The current owners have recently completed a full restoration of the cottage.

Located in the historic village of Othery on the Somerset Levels it provides easy access to countryside, coastal areas and the M5.

- Characterful cottage in Othery
- Sitting room with inglenook
- Dining room with an open fire
- Over 18' kitchen/breakfast room
- Utility area
- Study/bedroom four
- Ground floor shower room
- Three bedrooms upstairs
- Bathroom
- Garage/workshop and driveway
- Gazebo
- Delightful rear garden

THE PROPERTY:

Entrance lobby leading to the sitting room with flagstone floor, inglenook and multi fuel stove. The dining room has a slate floor and open fire. Inner hall with stairs. Large kitchen/breakfast room with AGA (4 x Electric ovens and 6 x LPG gas hob), flooded with natural light, creating a bright airy space with plenty of storage and workspace. Atrium with loft storage. French doors open onto the courtyard making for a versatile entertainment space and enjoyment of the gardens. Utility area with sink and plenty of storage. Space for fridge/freezer, washing machine and tumble dryer. Door to courtyard. Second reception room/TV Room access to hall and kitchen. Bedroom four (previous use) /study with double doors opening onto courtyard with adjacent, washroom, toilet and walk in shower. Double doors from study to garage/workshop.

Upstairs boasts three good sized bedrooms each with character, charm and exposed beams with bedroom one enjoying lovely rural views. These are complemented by a bathroom.

Outside - To front enclosed gated parking with access via double barn doors to the garage/workshop - formerly the blacksmith's - offering plenty of upper storage.

To the rear is a large courtyard leading to a large lawn area which is bordered by mature fruit and indigenous trees, hedging and shrubs. The garden enjoys indigenous trees, hedging and shrubs. The garden enjoys an entertainment area with permanent gazebo and decking.

LOCATION:

The property is located in the sought-after and picturesque Somerset village of Othery, offering excellent connectivity to Taunton, Bridgwater, Langport, Glastonbury and Street. The village itself features a primary school (OFSTED - Good), village hall, and a strong sense of community. It is also conveniently located near the picturesque hamlets and villages of Burrowbridge, Middlezoy, Westonzoyland, and Aller.

Othery lies adjacent to two Sites of Special Scientific Interest - Southlake Moor and Sedgemoor - making it an attractive spot for nature lovers and those seeking tranquil surroundings.

The nearby market towns of Taunton and Street offer an extensive range of amenities, including retail outlets, leisure facilities, schools, and colleges. Taunton/Bridgwater also benefit from a mainline railway stations and excellent motorway access via junctions 23 and 24 of the M5, providing convenient travel to Bristol, Exeter, and beyond. The Berry's superfast coach to London also departs within from the village every day.

In addition, the property is well-positioned for employment hubs such as Hinkley Point C and the Gravity Smart Campus, both major new developments set to bring innovation and economic growth to the region. These nearby projects enhance the area's appeal for professionals and investors alike.



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GENERAL REMARKS AND STIPULATION

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

Construction: Traditional construction.

Services: Mains water, mains electricity, mains drainage, oil fired central heating.

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

Council Tax Band: D

Broadband Coverage: We understand that there is superfast mobile coverage. The maximum available broadband speeds are: 80Mbps download and 20Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Voice and data limited with Three.

Flood Risk: Rivers and sea: Very low risk **Surface water:** Very low 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 \(somerset.gov.uk\)](#)



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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.

We routinely refer potential sellers and purchasers to a selection of recommended local solicitors. It is their decision whether to use those services. In making that decision, it should be known that we may receive a payment benefit of not more than £150 plus VAT per transaction.

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