

Stolford  
Stogursey  
Bridgwater  
TA5 1TL



**JOSEPH CASSON**  
the estate agency your home deserves





£495,000

- Impressive Character Cottage
- Set Within Just Under Half An Acre
  - Four Bedrooms
  - Two Bathrooms
- Two Reception Rooms & Conservatory
  - Utility Room
- Gated Driveway With Ample Parking
- Double Glazing, Oil Central Heating & Private Drainage
  - Superb Countryside Setting
  - Enclosed Rear Garden

Nestled in the peaceful rural hamlet of Wick, this impressive character cottage offers an ideal blend of charm, space, and privacy. Set within just under half an acre, it enjoys beautifully established gardens and a sweeping driveway that enhances its tranquil setting.

Despite being rural, the location is highly convenient, with easy road access to Hinkley Point C and the market town of Bridgwater. Stolford Beach is also close by, offering coastal walks and access to the stunning Steart Marshes nature reserve.

## ACCOMMODATION

This charming character cottage offers a warm and inviting layout throughout. The ground floor features an entrance hallway leading to a lounge with a wood burner, a conservatory, a kitchen which opens into the dining room, a utility room, and a convenient shower room. Upstairs, the first floor provides four generously sized bedrooms along with a family bathroom.

Outside, the property is approached via electric gates, opening onto a shingled driveway that leads directly to the cottage. The plot extends to approximately 0.45 acres, with mature gardens to both the front and rear, creating a peaceful and private setting. An additional parking space is located to the side of the property.

Attached to the cottage is a stone-built outhouse, offering excellent potential for conversion into a home office or similar (subject to the necessary consents). Please note that this outbuilding adjoins a neighbouring structure.

## LOCATION

Situated in the rural hamlet of Wick, the property lies approximately 7 miles north-west of Bridgwater, just over a mile from Hinkley Point Power Station, and close to the coast and Steart Bay—an area renowned for its rich birdlife and coastal walks.

Everyday amenities can be found in the nearby Somerset villages of Stogursey and Combe, both offering primary schools, local shops and public houses.

The market town of Bridgwater provides a comprehensive range of shopping, leisure and professional services, along with two junctions of the M5 motorway and a mainline railway station. The county town of Taunton is also within easy reach over the Quantock Hills to the south, offering further amenities, schools and transport links.

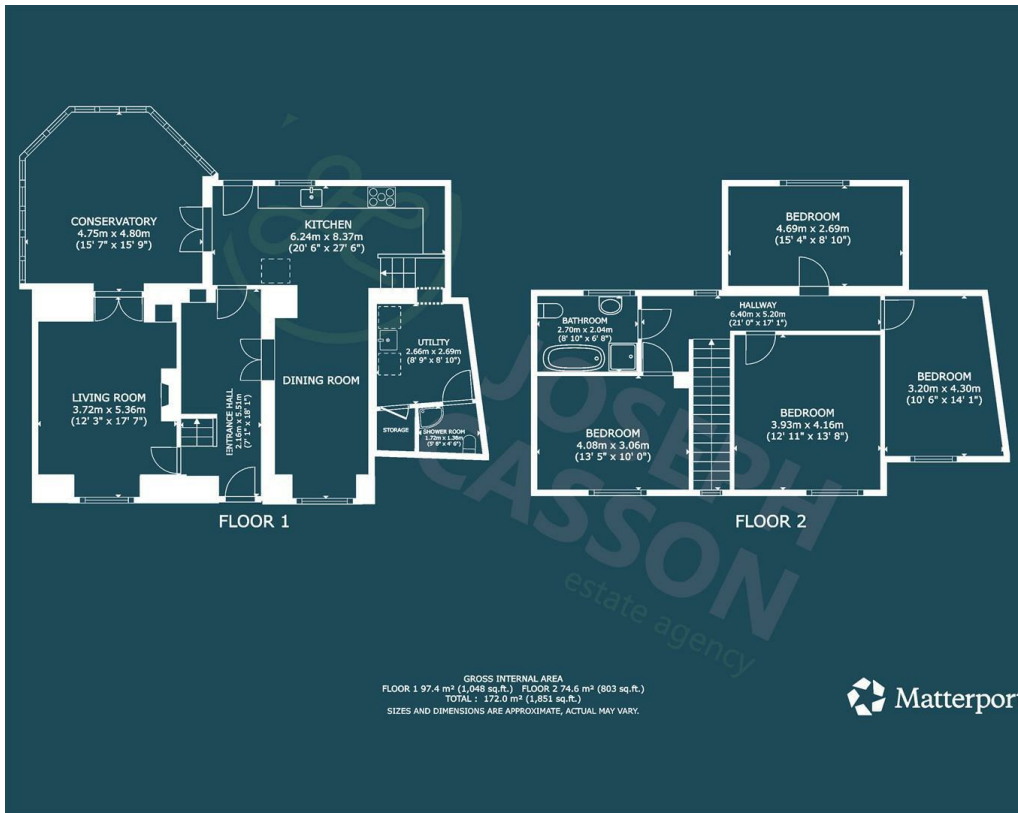
## ADDITIONAL INFORMATION

Tenure: Freehold  
EPC Rating: D  
Council Tax Band: E

## UTILITIES

Water Supply: Mains  
Sewerage: Private - Septic Tank - Not thought to comply with the latest regulations.  
Electricity Supply: Mains  
Gas Supply: No  
Central Heating: Yes – Oil





### FLOODING

No Flooding in the last 5 years.

Flood Information: Flood Map for Planning

### BROADBAND & MOBILE COVERAGE

For an indication of specific speeds and supply or coverage in the area, we recommend that potential buyers use the Ofcom checkers below:

[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

### PROXIMITY TO NUCLEAR POWER STATION

The property is located just over a mile from Hinkley Point Power Station.

### Council Tax Band

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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