

Northmoor Green Road
Moorland
Bridgwater
TA7 0AX







£525,000

- Detached Character Property
 - Four Bedrooms
 - Three Bathrooms
 - Two Reception Rooms
- Refitted Kitchen/Breakfast Room
- Garage & Gated Driveway Providing Parking For Multiple Vehicles
- Established Gardens
- Summerhouse with Power & Lighting
- PV Solar Panels with 2 x 2kWh batteries & Air Source Heat Pump
- Private Drainage (shared with the neighbouring property)

This charming detached character cottage occupies a generous plot of approximately one-third of an acre in the heart of the Somerset Levels. Nestled within the peaceful village of Moorland, the property seamlessly blends period charm with modern energy-efficient features, including PV solar panels, two 2kWh battery storage units, and an air source heat pump.

Offering versatile accommodation throughout, the ground floor comprises an entrance porch, an impressive open-plan lounge/dining room with exposed beams and two fireplaces with multifuel stoves, a kitchen/breakfast room, shower room, hallway, and a flexible bedroom/reception room. Upstairs, there are three further bedrooms, including a spacious principal bedroom with en-suite bathroom, a study/bedroom with a feature fireplace, a family shower room.

Externally, the property is approached via a gated driveway and benefits from a garage and ample parking, a wooden shed, and a summerhouse currently utilised as an artist's studio. The beautifully established gardens provide a wonderful setting for outdoor entertaining, gardening enthusiasts, or simply enjoying the tranquillity of the surrounding countryside.

Combining character, space and practicality, this delightful home is ideally suited to family living, while its convenient location offers easy access to Bridgwater, Taunton and the M5 motorway.

ACCOMMODATION

Occupying a generous plot of about one-third of an acre, this characterful, well-presented home combines charming period features with modern energy-efficient benefits, including double glazing, underfloor heating to the ground floor, PV solar panels with two Pylon Technologies 2kWh batteries, and an air-source heat pump.

The accommodation briefly comprises an entrance porch leading into a spacious open-plan lounge/dining room, featuring exposed beams and two character fireplaces, each fitted with a multi-fuel stove. Further ground-floor accommodation includes a well-appointed kitchen/breakfast room, hallway, shower room, and a versatile bedroom/reception room.

To the first floor are three further bedrooms, including the principal bedroom with an en-suite bathroom. A study/fourth bedroom enjoys an attractive feature fireplace and also houses the solar panel inverter and battery, while a family shower room completes the accommodation.

Outside, the property is approached via a gated driveway providing ample off-road parking and access to a garage. The beautifully established gardens offer a wonderful outdoor setting, with a range of additional outbuildings including a timber shed and a summerhouse, currently utilised as an artist's studio. These versatile spaces are ideal for creative pursuits, hobbies, home working or additional recreational use.

LOCATION

Moorland, Somerset is a peaceful village set within the beautiful Somerset Levels, around six miles east of Bridgwater. Surrounded by open countryside and farmland, it offers a relaxed rural lifestyle while remaining within easy reach of nearby towns and amenities. Known for its scenic landscapes and strong community spirit, Moorland is an attractive location for those seeking the charm of country living.

ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: No.

EPC Rating: C

Council Tax Band: D

UTILITIES

Water supply: Mains

Sewerage: Septic Tank - shared with a neighbouring property.

Electricity Supply: PV Solar Panels

Mains Gas Supply: No

Central Heating: Yes - Air Source Heat Pump with underfloor heating to the ground floor.

FLOODING

No Flooding in the last 5 years. Flood Information: flood-map-for-planning.service.gov.uk/location

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

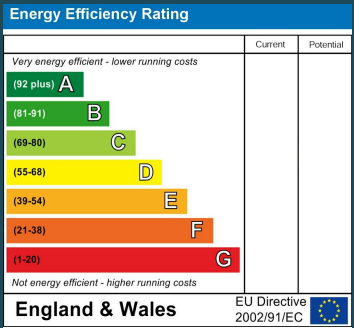
checker.ofcom.org.uk/en-gb/broadband-coverage





Council Tax Band

D



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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