RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



Elm Cottage, Fordgate, Bridgwater, Somerset, TA7 0AP

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Bridgwater Train station 3 miles, Taunton Train station 11 miles, Yeovil Train station 25 miles, Castle Cary Train station 20–22 miles, M5 J24 3 miles, A303 15 miles

Guide Price £319,950

Summary
A charming period cottage, occupying a delightful plot within the peaceful hamlet of Fordgate, excellently situated for access into Bridgwater, Taunton, Street and the M5.

Accommodation comprises entrance porch, sitting toom, kitchen/breakfast room, three bedrooms and family bathroom, as well as a double garage and good size workshop, both of which offer the opportunity for conversion or extension, subject to the usual consents.

Also enjoying attractive countryside views, generous gardens and a range of useful outbuildings, Elm Cottage offers the opportunity to acquire a home of considerable character and appeal.

Description
Elm Cottage is a picturesque period property, ideally positioned at the heart of this attractive, rural hamlet. The property retains a wonderfully homely feel, with well-proportioned accommodation and considerable scope for a purchaser to extend further, subject to the necessary consents.

The ground floor accommodation is approached via an entrance porch, leading into a particularly welcoming sitting room. Positioned to the front of the property, this lovely room enjoys a south-westerly aspect, providing plenty of natural light throughout the afternoon and evening. A wood-burning stove forms a natural focal point, creating a cosy and inviting space.

To the rear, the kitchen/dining room stretches across the width of the property, enjoying pleasant views over the neighbouring farmland. The kitchen is fitted with a range of base units, with ample space for a dining table. Doors provide direct access to both the adjoining garage and the attractive garden beyond.





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On the first floor are three well-proportioned bedrooms, served by a family bathroom fitted with a three-piece suite, including a shower over the bath.

Externally, the property enjoys a particularly appealing setting, with rural outlooks in all directions. Adjoining the house is a useful workshop, benefiting from light, power and plumbing, offering excellent versatility. This space could potentially be incorporated into the main accommodation, subject to any necessary consents, or retained for its existing purpose.

A further adjoining workshop is accessed via a separate uPVC door and also benefits from light and power, having historically been used as a hobby room.

Off-road parking is provided to the front of the property, whilst the gardens are situated to either side of the cottage. The garden accessed directly from the kitchen is predominantly laid to lawn and enjoys the morning and early afternoon sunshine. To the rear is a further generous garden, again laid principally to lawn, providing a lovely open space which enjoys natural light throughout the day. Positioned towards the far end is a small Dutch barn, divided into two sections and offering useful storage space.

TENURE AND OTHER POINTS
Freehold.
Not Listed.
Mains water and electricity connected. Electric heating.
Private drainage to septic tank.
Somerset Council – council tax rated C
EPC rated F with potential B

What3words: ///shades.shall.spits

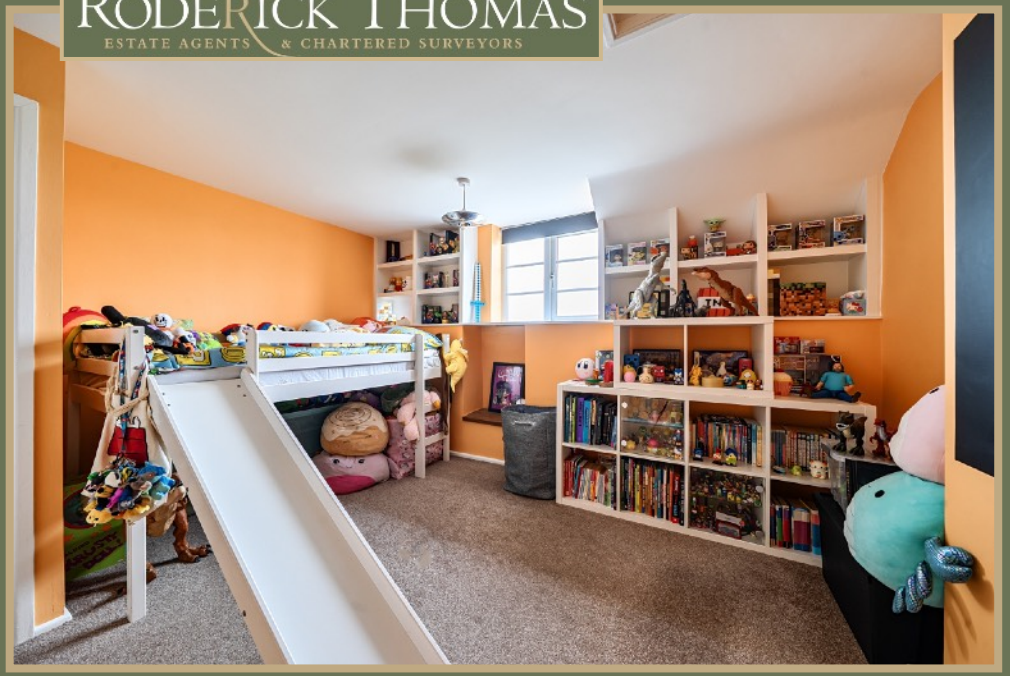
Important Notes
Please see all the notes below – particularly the section referring to identity and AML requirements

Identity verification & Anti Money Laundering (AML) Requirements
As Estate Agents we are require by law to undertake Anti Money Laundering (AML) Regulation checks on any purchaser who has an offer accepted on a property. We are required to use a specialist third party service to verify the purchaser(s) identity.





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The cost of these checks is £60 (inc. VAT) per person. This is payable at the point an offer is accepted and our purchaser information forms completed, prior to issuing Memorandum of Sales to both sellers and buyers and their respective conveyancing solicitors. This is a legal requirement and the charge is non-refundable.

Property Details
Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings.

No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Buyers must rely on information passed between the solicitors with regard to items included in the sale. Purchasers must satisfy themselves on all matters by inspection or otherwise.

VIEWINGS
Interested parties are advised to check availability and current situation prior to travelling to see any property.
All viewings are by appointment with the Agents.
Roderick Thomas, London House, New Street, Somerton, TA11 7NU
T: 01458 767689
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P.S.
A few extra comments
Mortgages – we can help.
Bridging loans – We can help.
Moving house is complicated and stressful when a sale and purchase needs to be tied together in terms of finance and timing.
Sometimes we can negotiate an agreement to suit both sellers and buyers.
Sometimes a bridging loan can solve problems and remove stress.
Call us for information on any of these points.

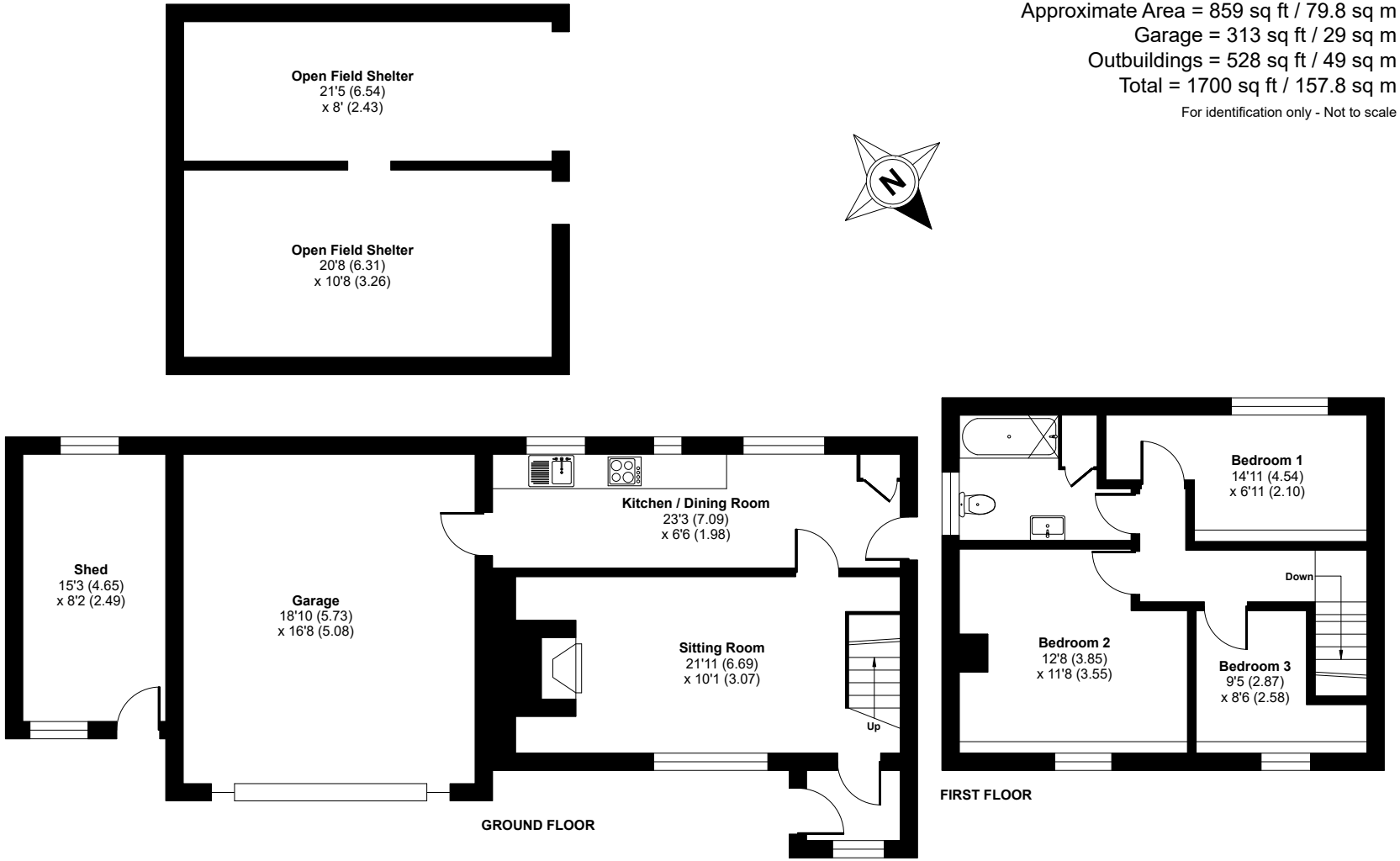




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Approximate Area = 859 sq ft / 79.8 sq m
Garage = 313 sq ft / 29 sq m
Outbuildings = 528 sq ft / 49 sq m
Total = 1700 sq ft / 157.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Roderick Thomas Limited T/A Roderick Thomas Estate Agents and Chartered Surveyors. REF: 1541405

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