



Roche Bridge Cottage

Sutton Road, Somerton, TA11 6QP

GeorgeJames PROPERTIES
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Guide Price - £725,000

Tenure – Freehold

Local Authority –Somerset Council

Summary

Roche Bridge Cottage is a large detached property conveniently situated close to the centre of Somerton. This former farmhouse dates from the 17th century and still retains some attractive period features including large inglenook fireplaces, beamed ceilings and ledge and brace latch doors. The substantial accommodation comprises two sitting rooms, dining room/bedroom 4, study and kitchen/breakfast room. Also on the ground floor there is a utility room and two cloakrooms. The first floor can be accessed from three staircases with master bedroom suite including bathroom and dressing room, there are also two further bedrooms and bathroom. The property occupies a stunning private plot with attractive landscaped cottage gardens totalling approximately 0.4 acres with various outbuildings and detached double carport.

Services

Mains water, drainage, gas and electricity are all connected. Council tax band F. Oil fired central heating to radiators.

Sitting Room 16' 1" x 15' 2" (4.91m x 4.62m)

Heavy timber entrance door leads to the sitting room with two windows to the front, two radiators and corner storage cupboard with shelving. Large inglenook beamed fireplace housing cast iron stove and large storage cupboard to side. Door and turned stairs lead to the first floor.

Second Sitting Room 15' 2" x 14' 4" (4.63m x 4.37m)

With two windows to the front, two radiators and recess with cupboard and shelving. Stone beamed fireplace and exposed ceiling beams. Door and turned staircase to the first floor.

Rear Hall

With window to the rear and glazed door to the rear garden.

WC

With window to the side, low level WC and wash hand basin. Radiator.

Utility Room 6' 11" x 6' 7" (2.11m x 2.00m)

With window to the rear, radiator and tiled floor. Ceramic sink unit and space for washing machine and tumble dryer.



Study 15' 8" x 7' 3" (4.78m x 2.20m)
With French doors to the garden. Radiator and built in cupboard.

WC
With window to the rear, low level WC and wash hand basin.

Inner Hall
With stairs to the first floor and radiator.

Dining Room 21' 4" max x 15' 7" max (6.50m max x 4.74m max)
With window and French door to the front. Two radiators, exposed ceiling beams and under stairs cupboard. Stone fireplace housing gas coal effect fire.

Kitchen/Breakfast Room 19' 5" x 12' 0" (5.92m x 3.65m)
With large window to the rear over looking the garden. Range of base and wall mounted kitchen units with work surfaces over. Space for fridge, dishwasher and cooker, fitted extractor hood over. One and a half bowl sink unit with mixer tap. Radiator.

Rear Hallway
With stable door to the rear garden. Wall mounted gas boiler providing hot water and central heating.

Master Bedroom 16' 1" x 15' 8" (4.90m x 4.77m)
With two windows to the front and roof window to the rear. Exposed roof trusses and two radiators. Built in wardrobe and storage cupboard.

Dressing Room 8' 6" x 8' 6" (2.60m x 2.60m)
With window to the front. Built in cupboard and built in airing cupboard with hot water cylinder.

Bathroom 8' 6" x 6' 7" (2.60m x 2.00m)
With roof window to the rear. Bathroom suite comprising low level WC, pedestal wash hand basin and panelled bath with mains shower and screen over. Radiator.

Bedroom 3 15' 3" x 8' 2" (4.65m x 2.48m)
This bedroom can be accessed from the dressing room or by the stairs from the sitting room. With window to the front and built in storage cupboard. Radiator.

Landing
From the inner hallway stairs lead to the landing with roof window to the rear. This bedroom area suits guests having its own stair access and facilities.

Shower Room
With roof window to the rear, low level WC and wash hand basin. Corner shower cubicle with mains shower. Radiator.



Bedroom 2 17' 1" x 9' 5" (5.20m x 2.88m)

With two windows to the front, two radiators and built in wardrobe. Built in airing cupboard with hot water cylinder. This room was previously two bedrooms and could be easily re-instated if required.

Outside

To the side of the property a driveway leads to an ample parking area and double car port. To the right of the drive there are various farm outbuildings including:-

Small Garage 17' 3" x 8' 10" max (5.25m x 2.69m max)

With doors to the front and pedestrian door to the side. Power and light connected. The garage may only suit a small car or motorbike.

Stone Shed 5' 5" x 5' 0" (1.65m x 1.52m)**Stone Wood Store** 5' 0" x 4' 3" (1.52m x 1.30m)**Garden Room/Workshop** 21' 8" x 12' 3" (6.60m x 3.73m)

Constructed of part block and glazing with a polycarbonate roof. Stone floor and power connected. This building makes a useful garden room, greenhouse or work area.

Double Car Port 17' 6" x 16' 2" (5.33m x 4.94m)

Oak framed car port with pitched tiled roof.

The whole plot extends to approximately 0.4 acres, the gardens are beautifully designed with various working areas. Best described as mature, well stocked cottage gardens offering an excellent degree of privacy. There is a large lawned area with a raised gravel dry garden, a mature hedge provides a screen with path leading to the wild/nature area with various fruit trees and shrub borders. There's a vegetable garden with raised beds and west facing stone boundary wall has further fruit trees.

Agents Note To assist with presentation, some images may have been enhanced using AI-assisted editing tools. These enhancements are intended to improve visual presentation while maintaining an accurate representation of the home.





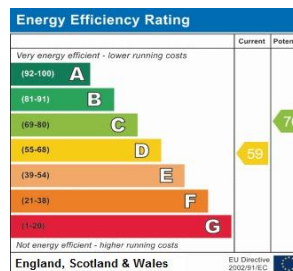
GROUND FLOOR
1332 sq.ft. (123.8 sq.m.) approx.



1ST FLOOR
854 sq.ft. (79.4 sq.m.) approx.



TOTAL FLOOR AREA: 2187 sq.ft. (203.1 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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