



The Bartons



# The Bartons

Stockland Bristol, Bridgwater, Somerset, TA5 2PY

An elegant five-bedroom detached home set in just over an acre of garden and grounds

- Impressive detached home
- Further two reception rooms
- Further four double bedrooms
- Gated drive & double garage
- Council Tax band G
- Large kitchen/dining/family
- Primary bedroom with en-suite
- Further two bathrooms
- Generous one acre plot
- Freehold

Guide Price £675,000

## SITUATION

Stockland Bristol is a sought-after rural hamlet surrounded by scenic countryside and walking trails. The nearby town of Bridgwater provides an array of amenities, schooling, and transport links, including access to the M5 for Bristol, Exeter, and beyond.

## DESCRIPTION

Nestled in the tranquil Somerset hamlet of Stockland Bristol, this beautifully presented five-bedroom detached family home sits proudly on a generous one-acre plot.

Combining contemporary comfort with countryside charm, the property offers spacious accommodation across three floors, extensive parking, and exciting potential for further development.



## ACCOMMODATION

On the ground floor a welcoming entrance hall with under-stairs storage leads to a spacious living room featuring dual-aspect light, a wood-burning stove, and French doors opening onto the rear garden. There is a dining room/study overlooking the front—ideal as a home office or formal dining area. An open plan kitchen/family/dining room, is the heart of the home, showcasing bi-fold doors to the garden, a high-spec fitted kitchen with integrated appliances, ample workspace, and charming exposed beams.

There is also a utility room with sink and additional storage and a guest cloakroom with wc and washbasin.

On the first floor the principal bedroom suite has built-in wardrobes and a stylish en-suite shower room. There are a further two double bedrooms, both with built-in storage, and a contemporary family bathroom featuring a bath and separate shower.

On the second floor an open landing area has useful eaves storage and leads to a further two double bedrooms and a second family bathroom with bath and separate shower.

## OUTSIDE

The property is approached via a gated driveway leading to a double garage (with power, lighting, and rear access) and ample off-road parking.

The impressive, “L”-shaped one-acre grounds are mainly laid to lawn, complemented by a patio area and raised decking off the kitchen—perfect for outdoor entertaining.

There are existing footings and planning permission for additional garages/workshops, as well as planning consent for a two-storey annexe conversion of the existing garage, offering scope for multi-generational living or guest accommodation

## SERVICES

Mains electricity and water. Private drainage. LPG gas heating (with under floor heating to the ground floor) Standard broadband available (Ofcom), Mobile coverage good outdoors (Ofcom). Please note the agents have not inspected or tested the services.

## DIRECTIONS

Proceed out of Bridgwater along the A39 Minehead road following the signposts towards Cannington. Once into Cannington take the course of the main road through the village and at the War Memorial turn right signposted towards Stockland. Continue along this road for some distance passing the turning for Combwich and at the signpost towards Stockland (approximately half a mile) turn right. Take the course of this road for some distance passing the church on the left hand side and the property will be identified on the left hand side.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (82 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	66	68
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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Approximate Gross Internal Area = 232.8 sq m / 2506 sq ft  
Double Garage = 34.3 sq m / 369 sq ft  
Total = 267.1 sq m / 2875 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1242050)



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