



Church End



# Church End

Holford, Bridgwater, TA5 1RY

Nether Stowey 3 miles, Bridgwater 12.5 miles

An attractive, attached, Grade II Listed home in need of modernisation throughout, but offering character, generous accommodation and mature gardens in this sought-after location in the heart of Holford on the edge of the Quantock Hills

- Part of 'The Old Rectory'
- Grade II Listed
- Generous reception hall
- Sitting and dining rooms
- Kitchen/breakfast room
- Three well-proportioned bedrooms
- Private driveway with ample parking
- Mature, secluded gardens and outbuildings
- Council Tax band F
- Freehold

Guide Price £450,000

## SITUATION

Holford has a popular pub and church and Kilve offers a good range of local amenities, including a pub and village hall. The Quantock Hills, designated an Area of Outstanding Natural Beauty, provide miles of footpaths and bridleways for those with walking or riding interests.

The town of Bridgwater is some 12 miles offering a good selection of shopping and access to the M5 motorway. The County town of Taunton provides a wider range of facilities including the Somerset County Cricket Ground and Taunton Racecourse. It has a mainline railway station, providing direct rail links to London Paddington, Exeter and the rest of the country.

## DESCRIPTION

A beautifully presented period home, formerly part of The Old Rectory, set in a peaceful position close to Holford's historic village church. Church End offers elegant, well-proportioned rooms, an abundance of character, traditional outbuildings and generous mature gardens. This is a rare opportunity to secure a special property in one of the Quantock Hills' most picturesque villages.



## ACCOMMODATION

The property is approached through wrought iron gates opening onto a gravel driveway and parking area. A cobbled yard and a collection of traditional outbuildings provide excellent storage and studio space.

Inside, the spacious reception hall sets the tone for the home's period charm. The sitting room enjoys an open fireplace and decorative cornicing, while the dining room's inglenook and wood-burner create a warm and inviting atmosphere. The kitchen/breakfast room sits to the rear with access to the side courtyard.

Upstairs, the principal bedroom benefits from a dual aspect and a generous en-suite bathroom with shower. Two further bedrooms and a family bathroom complete the accommodation.

## OUTSIDE

Wrought iron gates open to a gravelled driveway with parking for multiple vehicles. This leads through to a charming cobbled courtyard accompanied by traditional stone outbuildings, including a useful studio space and store.

The mature gardens lie predominantly to the front and side of the property and provide excellent privacy. Laid mainly to lawn, they feature natural hedging, established borders and a variety of trees.

## SERVICES & AGENT'S NOTE

Mains drainage, electricity, water. LPG central heating (tank). Superfast broadband available (Ofcom), Mobile signal variable depending on provider (Ofcom). Please note the agents have not inspected or tested the services.

There is a right of way for emergency use only through the back courtyard. There is a flying freehold partially over the living room.

## DIRECTIONS

Taking the A39 out of Bridgwater past Nether Stowey continue for a short distance and bear right to Holford. Continue into the centre of the village and take the first turning on the right. Follow the lane taking the next turning on the right and Church End can be found after a short distance on the left hand side identifiable by a Stags For Sale board.



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.

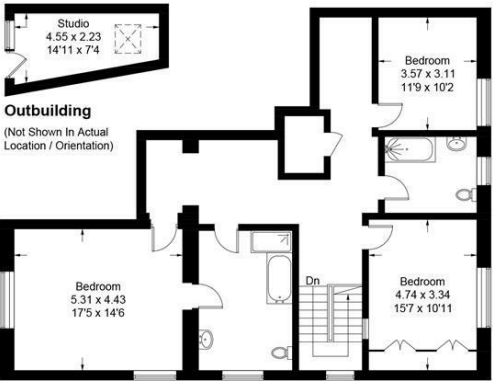


| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A       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

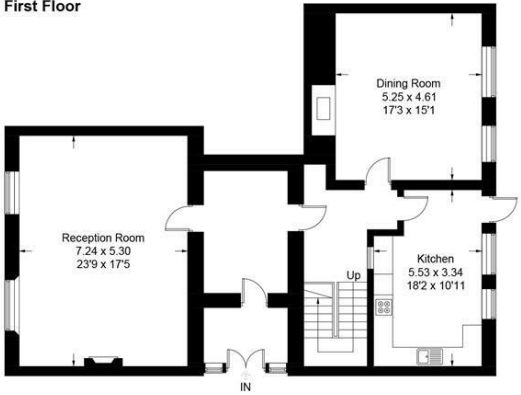
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Approximate Gross Internal Area = 232.9 sq m / 2507 sq ft  
Outbuilding = 8.4 sq m / 91 sq ft  
Total = 241.3 sq m / 2598 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1286163)



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