



Stolford

Stogursey, Bridgwater, Somerset

£950,000

Ref: 32787365

Bridgwater

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1 Friar Lawn, Bridgwater, Somerset, TA6 3LL

Taunton

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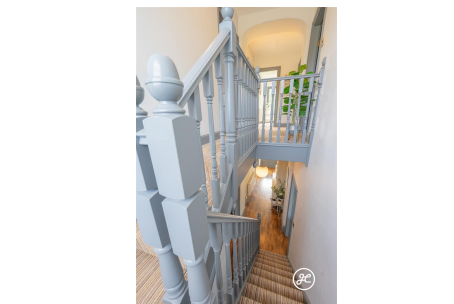
Email: taunton@josephcasson.co.uk

2 The Crescent, Taunton, Somerset, TA1 4EA



**JOSEPH
CASSON**
estate agency

Gallery



Property Description

Location: Stogursey, Bridgwater, Somerset

Nestled in a quaint countryside location, lies this captivating Georgian house. Boasting an attractive double-fronted design and holding the prestigious grade II listing, this residence exudes timeless elegance.

Set within 10.6 acres of land, the property features stables, an all-weather flood-lit ménage, and various outbuildings. With its convenient road access from Bridgwater, Somerset, and its proximity to the picturesque coastline, this home offers the perfect blend of tranquillity and accessibility.

NB The property has closed cell Spray Foam Insulation (installed to the underside of the main roof tiles). RICS report available

AT A GLANCE - •Detached Georgian Property

- Set Within 10.6 Acres
- Four Bedrooms
- En-Suite Shower Room
- First Floor Bathroom
- Three Reception Rooms
- Kitchen/Breakfast Room
- Utility Room & Cloakroom (WC)

Grounds:

- 10.6 Acres of Land including a pasture, orchard, pond and menage.
- Accessed From A Gated, Sweeping Driveway

Within the grounds are several outbuildings, these include:

- Traditional Stable Block with 6 Stables, Tack Room & Store

- Triple Garage & Summer Room

- Modern agricultural barn with planning for conversion to dwelling. REF: ABD/32/22/002

Services:

- Oil Central Heating

- Mains Water & Electricity

- Private Drainage

- Council Tax Band: G

- EPC - Exempt Due To Being A Listed Building

ACCOMMODATION - This exceptional, double fronted residence briefly comprises: Entrance hallway, dual aspect lounge with feature fireplace, sitting room with a fireplace, study, kitchen/breakfast room, utility room and cloakroom (WC) to the ground floor. Accessed from the turning staircase, the impressive first floor landing provides access to four bedrooms, one with en-suite facilities and a family bathroom.

EXTERIOR

Accessed via electric wooden gates, this superb property is set within grounds exceeding 10 acres. This includes, lawned gardens, field laid to pasture, menage, mature orchard and pond – a real wildlife haven.

Within the grounds are a number of outbuildings including garages, metal framed barn (with planning permission for conversion), stables, tack room and stores.

PLANNING PERMISSION:

https://www1.somersetwestandtaunton.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=_WSC_DCAPR_32327

LOCATION - The rural community of Stolford is approximately 7 miles to the north-west of Bridgwater, just over a mile away from Hinkley Point Power Station, and is very close to the coast and Steart Bay which is well known for its bird life.

The nearest facilities can be found in the pretty Somerset village of Stogursey, with Combswich also nearby, both offering primary schools, basic shopping facilities and public houses. Please note: This property located just over a mile away from Hinkley Point Power Station.

The market town of Bridgwater offers a range of amenities, shopping and leisure facilities, together with two junctions of the M5 Motorway and also a mainline train station. The county town of Taunton is also within reach over the Quantock Hills to the south.

LISTING INFORMATION FROM HISTORIC ENGLAND - Grade II listing. Farmhouse. Late C18, restored late C20. Blue lias random rubble originally rendered, brick lintels, slate pyramid roof, overhanging eaves, plastered soffit board, 4 square brick stacks rising from centre. Double pile plan, 2 storeys, 3 bays; 16 pane sash windows, central door with C20 leaded fanlight and partially glazed door. Interior not viewed. Formerly known as Wick House Farmhouse. Listing NGR: ST2161144498

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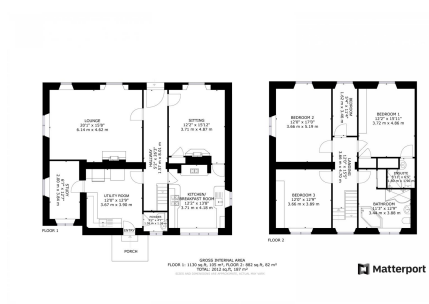
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Additional Info

For Sale	Beds: 4	Baths: 2
Type: House	Detached Georgian Property	Set Within 10
6 Acres	Four Bedrooms	En-Suite Shower Room
First Floor Bathroom	Three Reception Rooms	Kitchen/Breakfast Room
Utility Room & Cloakroom (WC)	EPC Exempt	Character Features

FloorPlans



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