



## Pepperpot Cottage

15 Castle Street, Nether Stowey, TA5 1LN

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A charming period 3 bedroomed cottage, in a highly sought after street with excellent accommodation along with a private cottage garden and sun terrace.

- Period three bedroom cottage
- Private garden and sun terrace
- Filled with charm and character
- Period brick fireplace with wood burning stove
- Located in a highly sought after street
- Enjoying a sunny position

#### THE AGENTS SAYS...

Pepperpot Cottage is a most charming period cottage that is filled with character throughout. The property enjoys a sunny position, situated along a most sought-after part of the popular village of Nether Stowey.

#### ACCOMMODATION

The accommodation includes main entrance opening into a spacious reception room. Full height cupboard storage runs along the far wall.

The main sitting room offers a spacious reception and features a period brick surround fireplace housing a wood burning stove. A pretty cottage window complete with window seating looks out to the front and allows an abundance of sunlight into the room.

The kitchen is found to the rear of the cottage following through an archway with the main staircase off to one side.

A WC/cloakroom can be seen to the side.



The main kitchen area includes a range of painted wall and base units and book shelving to one side. Space for a washing machine/dryer is to the far end. Integrated appliances include a double electric eye level oven and induction hob. Slate tiled flooring extends across to a split level that opens out to the breakfast/dining area. This is ideal for family entertaining and enjoys a dual aspect looking out to the cottage garden beyond. Sky lights allow natural light in making it a bright and airy space.

A side door leads out to the terrace and garden beyond.

On the first floor bedroom 3 (currently used as a home office) is an ideal child's room with a window and shelving to the side looking out to the rear.

The principal bedroom is an exceptionally spacious, large double with two built in store cupboards.

Bedroom 2 is sunny and bright and is fitted with full height built in storage that runs along the far wall.

The main family bathroom has recently been re fitted with a large bath with overhead rain shower.

## GARDENS AND GROUNDS

Pepperpot Cottage has a most attractive private cottage garden with a large sun terrace leading away from the rear of the house to offer excellent outside entertaining and BBQ area.

The garden is laid mainly to lawn with established borders running along the sides. A small garden shed and wood store is seen to one side and a rose arch is featured at the back. This enjoys the afternoon and evening sunshine.



## SITUATION

Pepperpot Cottage enjoys an enviable central position in Castle Street, which is in the centre of this thriving village. Within the village there are good local facilities including a church, inn, primary school, general stores, butchers and medical centre.

The Quantock Hills are designated an Area of Outstanding Natural Beauty and provide multiple opportunities to enjoy the countryside and numerous rural pursuits.

The market town of Bridgwater is approximately 8 miles and the county town of Taunton is approximately 11 miles and both offer a wide range of shopping and leisure facilities.

There is also a direct line rail link to London Paddington from Taunton and motorway access can be gained at Bridgwater J23 and J24 of the M5 motorway.

## DIRECTIONS

Directions From the A39 travelling west from Bridgwater, take the 1st exit into the village into St Mary Street. Follow the road along to the centre of the village. A clock tower can be seen on the left.

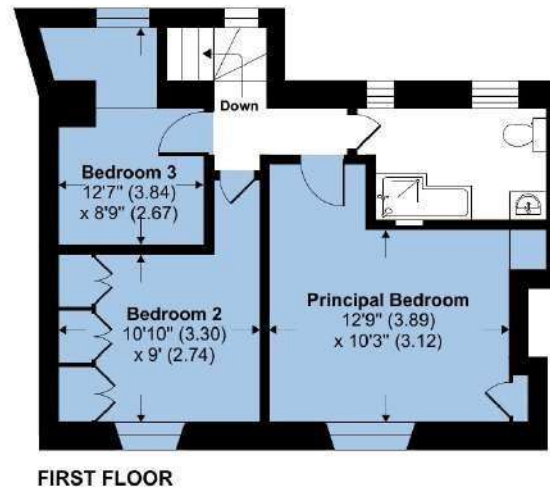
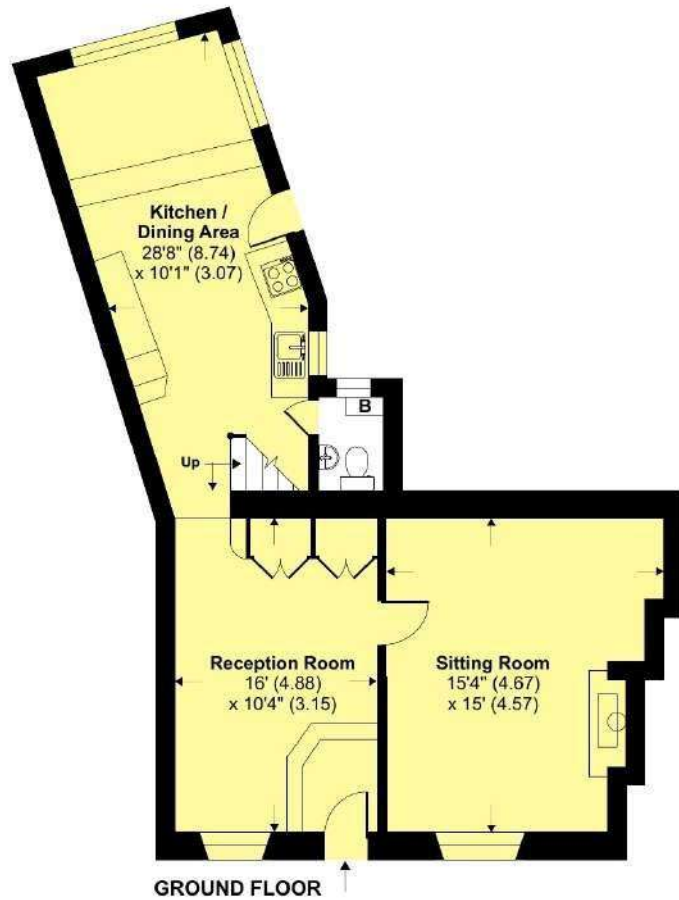




# Castle Street, Nether Stowey, Bridgwater, TA5

Approximate Area = 1163 sq ft / 108 sq m

For identification only - Not to scale



## SERVICES

Mains water, electricity, gas.

## LOCAL AUTHORITY

Sedgemoor District Council Tax Band C

## ENERGY PERFORMANCE CERTIFICATE

EPC rating D

Please note this property has a flying freehold.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Humberts. REF: 1064897.

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