



74 Castle Street

Nether Stowey, Somerset, TA5 1NA

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A very attractive period cottage with 2 double bedrooms both with en suite, enjoying a very private position within this popular, vibrant village. The property being an end terrace is surprisingly spacious with good sized reception rooms and a fabulous large garden with an additional outbuilding offering huge potential for ancillary use.

- Attractive period cottage
- 2 Double bedrooms both with en suite
- Extremely private position
- Good sized reception rooms
- Large garden
- Outbuilding offering potential for ancillary use

THE AGENTS SAYS...

74 Castle Hill is situated well within the desirable rural village of Nether Stowey. The property occupies a most private position tucked away from the road enjoying views across a wonderful, large cottage garden extending out from the rear of the cottage.

THE ACCOMMODATION

The accommodation includes a main entrance porch with a useful WC/cloakroom off to one side. An inner door opens into a large sitting room featuring a central fireplace housing a wood burning stove set on a stone hearth. Wood flooring extends across with an open tread solid wood staircase giving access to the first floor. Exposed ceiling timbers offer character to the room.

To the side leads into the kitchen breakfast/dining room quarry tiled flooring extends across the area. A range of



kitchen base units and drawers with solid woodwork surface provide good storage with space for a dishwasher. A ceramic sink with drainer looks out through a small window with garden views beyond. A professional range includes two ovens and a grill with gas hob and a stainless-steel extractor hood over completes the arrangement.

The room opens out to a breakfast dining area with further space for an upright fridge/freezer. A part glazed door opens into a large garden room /conservatory with superb uninterrupted views out across the sun terrace and garden. Attractive flag stone flooring and exposed stonewalling gives charm to this impressive reception with PVC roofing allowing an abundance of natural light in.

On the first floor there are two good sized double bedrooms, both with built in wardrobe storage and include en suite shower rooms. (The main bedroom also includes a bath.

GARDENS

74 Castle Hill is approached from the main road continuing along a neighbouring driveway, through a pedestrian gate into a smaller garden area laid mainly to paving and stone leading to the front door entrance.

A wrought iron gate opens into the main garden and terrace that runs around to the back of the cottage.

A substantial outbuilding seen to the immediate right side is currently used as a store and tool/garden room, but offers huge potential to create further accommodation ancillary to the main cottage (subject to the necessary consents).



Pretty pathways follow along from the side of the sun terrace that extends out from the conservatory opening into a surprisingly large garden area.

The garden divides into different areas. The immediate area of the main cottage garden includes established borders filled with a wide variety of flowering plants.

An attractive period brick wall runs along the right-side providing privacy and protection to the garden. Pretty raised borders are seen with a variety of ornamental trees giving colour and shade. Continue along into an area which includes apple trees, a green house and composting area off to the other side screened by a small hedge. The garden continues beyond to a kitchen garden where vegetable beds can be seen. The main lawned area continues along to the far end.

SITUATION

74 Castle Hill is just outside the main 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 offer a wider 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.





Castle Hill, Nether Stowey, Bridgwater, TA5

Approximate Area = 1007 sq ft / 93.5 sq m

Outbuilding = 229 sq ft / 21.2 sq m

Total = 1236 sq ft / 114.8 sq m

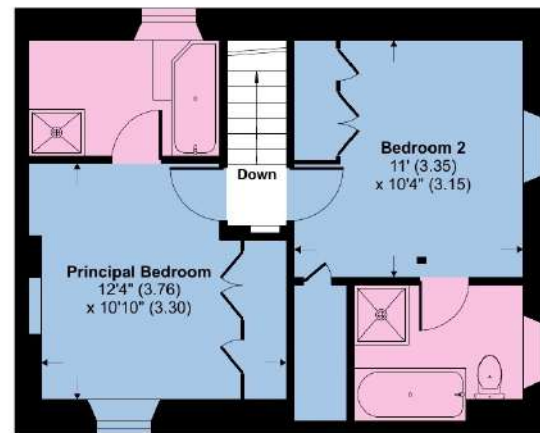
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OUTBUILDING



GROUND FLOOR



FIRST FLOOR

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 side. Turn left into Castle Street and follow along Brook Street, which in turn becomes Castle Hill as the road starts to climb. A seating bench can be seen on the right side. Immediately opposite is the entrance between two properties. Parking is found either side of this. Walk along though the neighbouring driveway up to a pedestrian gate seen at the end. This is the entrance to 74 Castle Hill.

SERVICES

Mains water, electricity, gas.

LOCAL AUTHORITY

Somerset Council Tax Band C

ENERGY PERFORMANCE CERTIFICATE

Rating D



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3checom 2024. Produced for Humberts. REF: 1211183.

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