



Saltmoor, Burrowbridge TA7 0RL

Asking Price £750,000, Freehold

COOPER  
AND  
TANNER





# Saltmoor

## Burrowbridge TA7 0RL

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 4  2  3  c.1.4 acres EPC E

**Asking Price £750,000, Freehold**

### Description

Looking for change of lifestyle? Perhaps a property that can provide a potential income, or the opportunity to work and even run a business from home? This attractive multi-faceted property, situated in an idyllic rural spot between Taunton, Street and Bridgwater, offers endless possibilities. Comprising a substantial character home finished to an exceptional standard throughout, combining period features with modern fixtures. Set within c.1.4 acres of versatile grounds providing areas to suit all manner of uses and preferences, from landscaped entertaining spaces and a swimming pool, to wildlife ponds, vegetable plots and a paddock. These wonderful spaces are complimented by a variety of quality outbuildings to suit numerous uses. Need an office to work from home? How about a detached double garage with potential for self-contained accommodation over? Workshop? Quiet cabin to entertain or read a book? Greenhouses for avid gardeners? All are catered for here! A viewing is absolutely essential to appreciate all that this wonderful home has to offer.

### Accommodation

The property is entered principally via the rear elevation, where the main entrance comprises a large porch/boot room opening to an inner hallway. Doors open to all ground floor rooms from this central area. Living spaces include two large reception rooms, each with doors opening to the front or side garden, Oak flooring and traditional stone fireplaces with log burning stoves. The particularly spacious family room offers both sitting

and dining space, whilst the second reception offers a cosy dedicated living room, ideal for teenagers or adults to enjoy their own space. The beautifully appointed kitchen is fitted with a comprehensive range of attractive wall, base and display units with a combination of solid wood and granite tops and twin sinks. Integral appliances include a dishwasher and fridge/freezer, with space for a Range style oven as required. At the end of the kitchen, you'll find a light and airy sunroom which offers a great breakfast or coffee room as well as an informal dining space. The ground floor accommodation is served by a cloakroom with WC, wash basin and space to store coats, whilst the fourth bedroom on this level also provides an added degree of flexibility to how this home is used. The large en-suite double bedroom here provides the ideal layout for guests, dependant family members or older children and boasts a full four-piece bathroom and fitted wardrobes.

Stairs rise to the first-floor gallery landing, providing access to three further large double bedrooms and the spacious family bathroom, which also features a full suite including bath and separate shower and a wide range of fitted storage. The particularly impressive master bedroom enjoys not only generous proportions, but a wide range of fitted storage options, WC/washroom and separate shower room. All bedrooms also enjoy superb countryside views.

















## Outside

This remarkable property packs in a huge variety of landscapes within its c.1.4 acre plot, offering areas of interest to all manner of buyers and preferences. Families with children of any age are sure to enjoy the expansive lawns that offer ample space for games and outdoor equipment, whilst teenagers and adults can relax by the plunge pool or the secluded summerhouse with its adjacent covered seating area. Keen gardeners are well catered for by a selection of vegetable plots and greenhouses and nature lovers can admire the local wildlife by the large pond or the small copse at the heart of the grounds. Animal lovers are sure to be spoilt by the enclosed paddock at the end of the plot, offering space for dogs to roam or home to a few sheep, goats and chickens. Further outbuildings include: a purpose built and fitted office/cabin, perfect for those needing to work or run a business at home; a double carport and a substantial detached garage, with the added benefit of a utility room on the ground floor and a first-floor studio, offering a multitude of potential uses. Several sheds provide useful storage space for maintenance tools and garden effects as required.

## Location

Saltmoor is a hamlet on the edge of the Somerset Levels and is under a mile from the small village of Burrowbridge, which has a pub and parish church. The nearby village of Westonzoyland has a convenience shop and most day-to-day needs can be met by the town of Langport, which has a wide selection of local shops and a Tesco superstore along with a range of businesses and trades, GP surgery, dental and veterinary practices. There are excellent transport links nearby, including easy access to the M5 and A303. The property is located conveniently between Taunton, Bridgwater, Street and Langport, offering many employment opportunities as well as schooling options. Rail services to Paddington, Bristol and Exeter and the airports at Bristol and Exeter are all within 25 - 45 minutes' drive respectively.

## Viewing Arrangements

Strictly through prior arrangement with Cooper and Tanner on 01458 840416. If arriving early, please wait outside to be greeted by a member of our team (barring adverse weather).



### Local Information Saltmoor

**Local Council:** Somerset Council

**Council Tax Band:** D

**Heating:** Oil central heating

**Services:** Mains electric and water, private drainage

**Tenure:** Freehold



### Motorway Links

- M5 (J23/24)
- A303



### Train Links

- Bridgwater, & Taunton (Paddington)
- Yeovil (Waterloo)

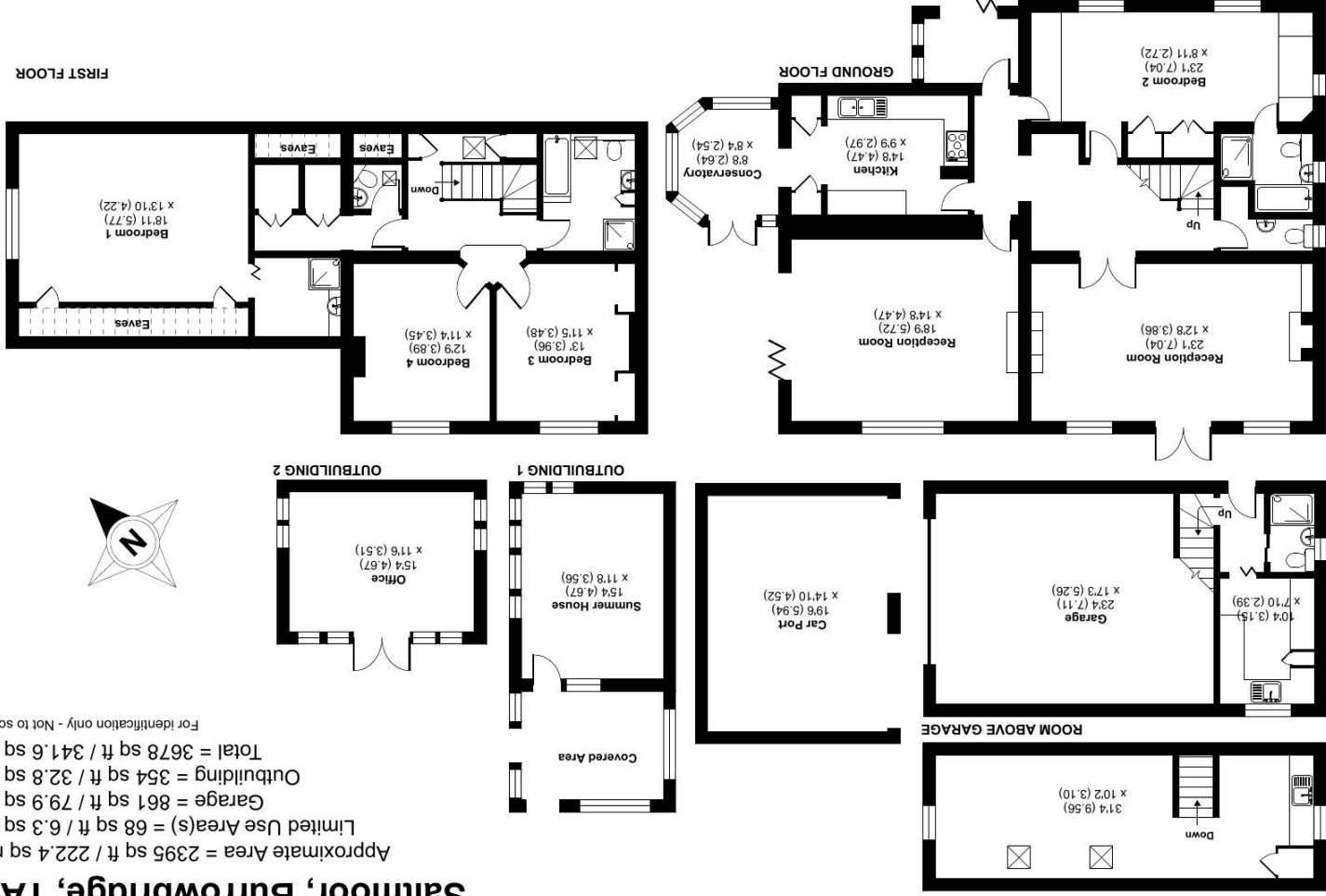


### Nearest Schools

- Stoke St Gregory CofE Primary School
- Heathfield Community School,
- Millfield Senior School (private)

# Saltmoor, Burrowbridge, TA7

Approximate Area = 2395 sq ft / 222.4 sq m  
 Limited Use Area(s) = 68 sq ft / 79.9 sq m  
 Garage = 861 sq ft / 79.9 sq m  
 Outbuilding = 354 sq ft / 32.8 sq m  
 Total = 3678 sq ft / 341.6 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2023. Produced for Cooper and Tanner. REF: 1040191

## STREET OFFICE

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