



Crockers Hill, Woolavington, Nr Bridgwater

£650,000 Freehold

COOPER
AND
TANNER



2 Crockers Hill Woolavington TA7 8EE

 3  2  2  1.46 Acres  2 Stables EPC E

£650,000 Freehold

Description

With paddock and stable yard, this beautiful, detached period cottage is a set in a secluded location and offers not only versatile accommodation, but equestrian facilities also.

Entering through a large entrance hall, there are Blue Lias stone steps and accents leading to a stunning sitting room, with wood burning stove and a lovely dual aspect. The well-appointed dining room leads to the conservatory and through to the country – style kitchen and utility – w/c. The kitchen has an oil-fired ray-burn and integrated oven, hob and overhead extractor, built into light coloured base and eye level units. Upstairs, there are three bedrooms and a family bathroom, with bedroom one benefitting from an en suite shower room. The garden has been beautifully crafted to create several seating areas, looking out on well-maintained mature shrubs and herbaceous borders.

The stable block is situated just north of the house, with two good sized stables, tack room and hay store. The yard is a good size, with plenty of room for horse box, additional parking and washing down. The stables have a nearby water point and electricity is connected.

The Land

The land is entirely level in aspect and is enclosed by mature hedges and fencing. This could easily be adapted and altered to suit many grazing arrangements. A good track (green lane) leads from the stables to the paddock giving straight forward access to the sand arena. The arena measures 20m x 40m has a silica sand and fibre surface and is entirely enclosed by wooden post and rail fencing. There is vehicular access along the track to the separate paddock, also suitable for horse boxes or farm equipment.

Location

The property enjoys a secluded setting, with riding from the yard can be done via Lower Road and Reed's Drive to the east, which leads into Woolavington village and opens to a network of lanes and some bridleways. The stable's location is superb when it comes to the choice of facilities and venues close by. Stretcholt and King Sedgemoor Equestrian Centres are the closest being around 20 minutes away, Badgworth Arena is just over ½ an hour away as is Stockland Lovell (training facility). The Quantock Hills and the beach at Brean and Berrow (riding permitted all year round) are also close by. Training is available locally through the Polden and Bridgwater Riding Club.



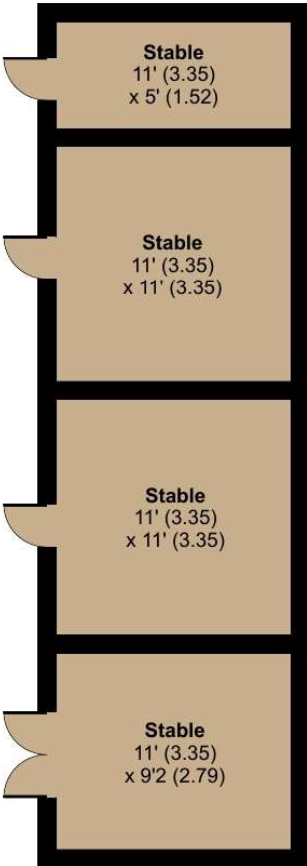
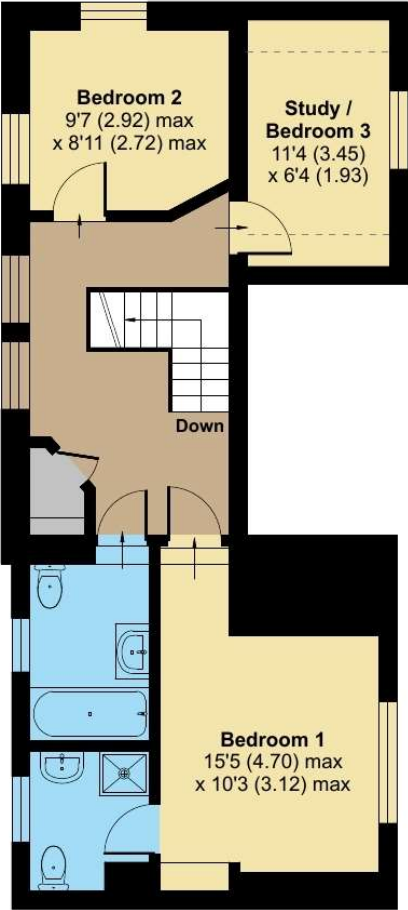
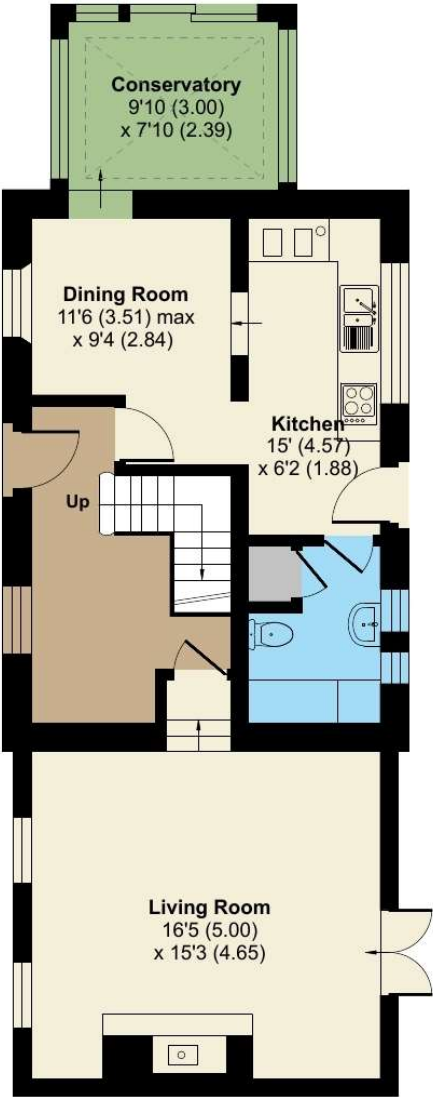


Woolavington, Bridgwater, TA7

Approximate Area = 1286 sq ft / 119.5 sq m
 Limited Use Area(s) = 22 sq ft / 2 sq m
 Outbuildings = 398 sq ft / 37 sq m
 Total = 1706 sq ft / 158.5 sq m
 For identification only - Not to scale



Denotes restricted head height







Local Council: Sedgmoor District Council

Council Tax Band: C

Heating: Oil

Services: Mains Water, Drainage and Electricity connected.

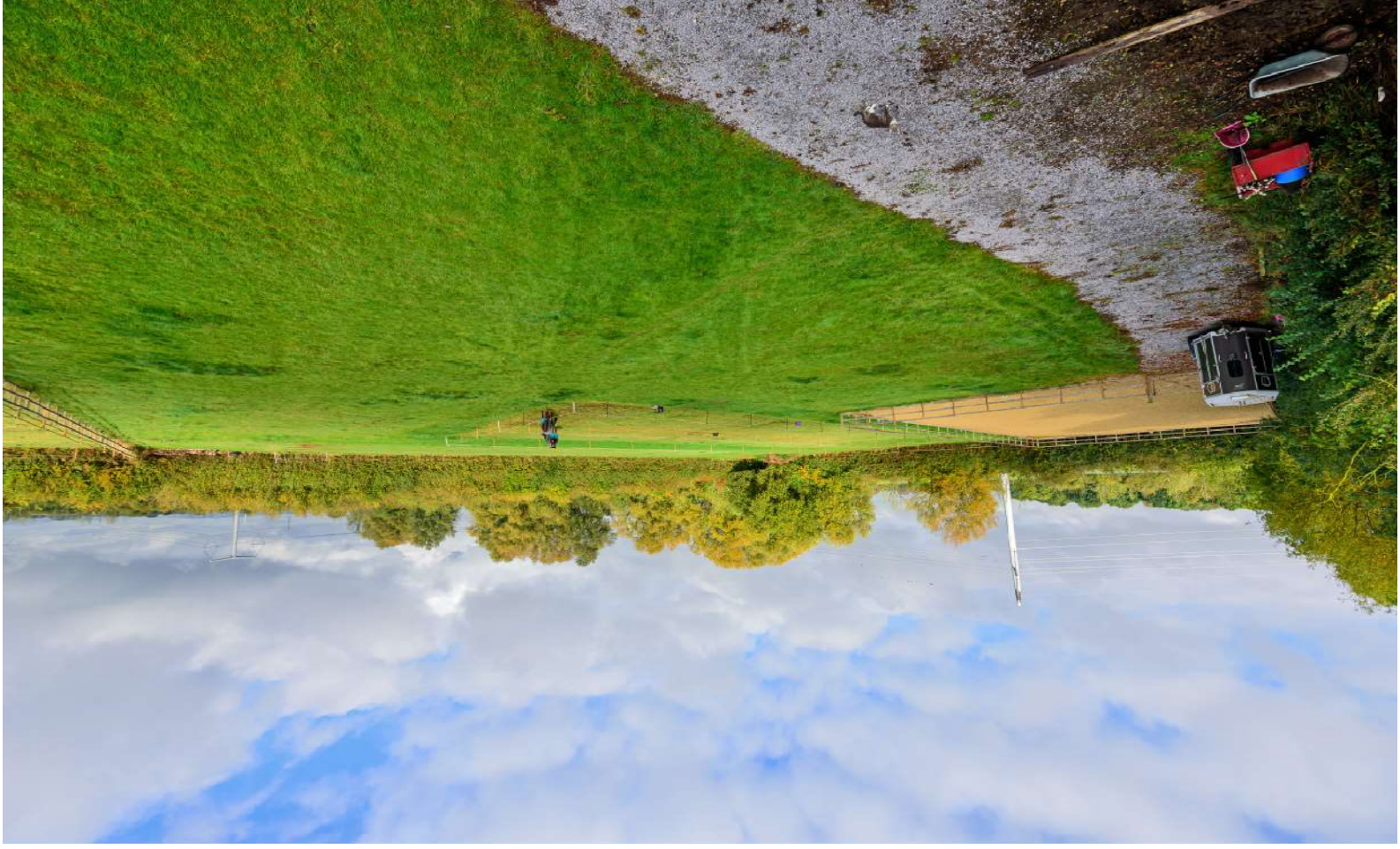
Tenure: Freehold

Rights of Way: There is a single green lane from the house and yard for approximately 240 meters leading to the paddock. This lane is not a designated public footpath.

Planning: Planning consent was granted in January 2020 for the construction of the Arena.

Drainage Rates: £4 per Year





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