



Guide Price
£525,000
Freehold

Church Street, Woolavington, Bridgwater, Somerset TA7 8DP
5 Bedroom Cottage



A charming five-bedroom character cottage set in the historic heart of Woolavington, one of the oldest parts of this popular Polden Hills village. Rich in period features and offering surprisingly generous accommodation, this lovely home comes with a spacious family garden, useful outbuildings, a detached tandem garage, and its own indoor swimming pool room — an exciting project for the next owners.

Inside, the cottage is full of character: exposed ceiling beams, feature stonework, and interestingly shaped rooms throughout. The sitting room stands out with its striking inglenook fireplace, log-burning stove, original bread oven and the quirky detail of a former stone staircase now forming a decorative niche.

The ground floor includes a dining room, utility room, newly fitted shower room and a bespoke 'L'-shaped kitchen/breakfast room opening into a conservatory. Upstairs are five bedrooms and a family bathroom. Modern comforts include oil-fired central heating and double glazing. Outside, a beautifully kept walled garden enjoys a sunny southerly aspect with colourful borders and a full-width paved terrace, ideal for entertaining.

The large brick-paved driveway offers ample parking and leads to the detached garage. Additional block-built outbuildings provide useful storage or potting space. At the far end of the garden, the multi-functional room awaits refurbishment to restore its full potential to a room that would suit your needs.

Conveniently placed for the M5 and close to Bridgwater and Street, Woolavington combines village charm with easy access to local amenities, Somerset countryside and the north Somerset coast.

EPC: D66 (7 July 2025)

Somerset Council Tax Band: D £2327.91 for 2025/26



- Large enclosed pet and child friendly lawned garden
- Detached tandem garage with power and lighting
- Superb sitting room with inglenook and wood burning stove
- Abundance of charm and character features throughout
- Large 'L' shaped kitchen/breakfast room with outlook over the garden
- Solar panels providing an income to the property
- A truly unique property that must be viewed to be appreciated
- Multi-functional garden room at the foot of the garden, ideal for use as a home office, gym, studio or hobby room.
- Assortment of outbuildings including a potting shed and a spacious multi-purpose garden room.



Sitting Room: 15' 8" x 15' 6" max / 4.78m x 4.73m max

This delightful sitting room offers a beautiful blend of period charm and everyday comfort. The standout feature is the impressive inglenook fireplace with a wood-burning stove, flanked by original recesses, exposed stonework, and what appears to be a traditional bread oven—an authentic nod to the property’s heritage. Above it, a heavy timber beam adds character and warmth.

Natural light streams in through a large front-facing window with deep sill and seat, ideal for reading or relaxing. The beamed ceiling and wood floors continue the cottage feel, while the layout allows for generous seating and entertainment areas. It’s a wonderfully cosy space with timeless appeal—perfect for chilly evenings by the fire or lazy Sunday mornings.

Kitchen/Breakfast Room: 25' 6" x 14' 7 max / 7.78m x 4.45m

a spacious and characterful kitchen/breakfast room seamlessly linked to a bright conservatory dining area.

The kitchen is fitted with classic wooden cabinetry, tiled splashbacks, and practical stone-effect worktops, all set against attractive slate-style flooring that runs throughout. There’s plenty of storage and work surface space, as well as a window overlooking the garden, adding to the light and welcoming feel.

Flowing through from the kitchen, the breakfast area opens into the conservatory via glazed double doors, creating a sociable, open-plan space perfect for family living or entertaining. Large windows in the conservatory and breakfast area bring in an abundance of natural light, while views of the mature rear garden enhance the sense of connection to the outdoors.

Overall, it’s a versatile, airy space that combines everyday functionality with character and warmth.

Dining Room: 16' 2" x 14' 4" / 4.93m x 4.38m

This charming reception room oozes character and warmth, making it ideal as a traditional dining room or cosy snug. Exposed timber ceiling beams and a solid wooden staircase set a rustic tone, beautifully complemented by the natural stone wall with deep-set window and built-in seat. The room benefits from great natural light via the front-facing window, while the combination of timber and stonework adds both visual interest and a sense of heritage. There’s ample space for a full-size dining table or to reimagine the room as a reading area or study, and additional built-in storage options add practicality beneath the stairs.

Primary Bedroom: 14' 8 x 14' 5" / 4.48m x 4.40m

This spacious bedroom offers a warm, rustic charm with extensive built-in pine wardrobes that stretch across an entire wall—perfect for anyone needing generous storage without compromising floor space. The room enjoys excellent natural light through a wide window overlooking the garden, while the neutral carpeting and wood accents create a calm and homely atmosphere.

A central bed sits comfortably in an alcove flanked by fitted cupboards and wall-mounted lights, forming a cosy sleeping nook. There’s ample space for freestanding furniture or a reading corner, with room to spare for future customisation. Ideal as a primary bedroom, it’s both practical and inviting.

Bedroom Two: 12' 2" x 9' 9" / 3.71m x 2.97m

A well-proportioned room, offering a peaceful rear-facing aspect with views over the garden. A standout feature is the full wall of built-in louvre-door wardrobes, providing exceptional storage space while maintaining a tidy and uncluttered feel.

The room is filled with natural light from a charming cottage-style window framed by deep wooden sills, creating a cosy atmosphere. With plenty of room for a dressing table, additional furniture, or even a seating area, this bedroom is ideal for guests, older children, or as a generous secondary principal room.

Bedroom Three: 17' 2" x 9' / 5.23m x 2.74m

A bright and comfortable room with a fresh, neutral finish and a lovely outlook through a front-facing window. The space is well-proportioned, offering room for a full-sized bed along with additional furniture such as drawers or a desk.

Soft carpeting underfoot and simple décor give it a calm and inviting feel, making it ideal as a guest bedroom, child’s room, or even a peaceful home office. The deep wooden window sill adds character and frames the garden view nicely, bringing in plenty of natural daylight throughout the day.

Bedroom Four: 13' 1" max x 9' 5" / 3.98m max x 2.86m

A versatile single room currently set up as a home office, making it ideal for those working remotely or needing dedicated study space. A wide rear-facing window lets in plenty of daylight, creating a bright and uplifting atmosphere throughout the day.

The room features neutral décor and soft carpeting, offering a blank canvas for personalisation—whether as a nursery, hobby room, or snug guest space. With room for a single bed and storage, it’s compact yet functional and could easily flex to suit a variety of needs.

Bedroom Five: 10' 9" x 9'1" / 3.28m max x 2.76m

A compact yet highly functional space, currently arranged as a dedicated home office. It enjoys a peaceful outlook through a rear-facing window, making it an ideal setting for focused work or study.

The room is neutrally decorated with carpeted flooring and could easily be adapted to suit a variety of needs—whether as a single bedroom, craft room, or hobby space. With room for a desk or small bed and storage, it offers excellent flexibility for growing families or those needing extra space without compromising comfort.

Family Bathroom:

The family bathroom has a charming, country-style finish with natural wood panelling and brass fittings that give it a warm and rustic feel. It features a traditional panelled bath with mixer tap and shower attachment, alongside a matching WC and basin set into a timber vanity surround for practical storage.

A frosted window provides natural light while maintaining privacy, and decorative wall tiling adds a subtle vintage touch. It’s a well-proportioned space with everything needed for daily comfort, blending function with character in keeping with the rest of the home.

Conservatory: 14' 8" x 9' 4" / 4.46m x 2.84m

This is a light-filled conservatory featuring a pitched glazed roof and wide wrap-around windows, offering panoramic views over the mature rear garden.

Finished with practical and stylish slate-effect floor tiles, the space feels airy and bright throughout the day. Double doors open directly onto the garden patio, seamlessly blending indoor and outdoor living and making it an ideal spot to enjoy the garden in all seasons.

Spacious and versatile, the conservatory lends itself perfectly to use as a garden room, dining area, or additional family living space. (Planning Permission for the Conservatory was Granted in June 2004)

Rear Garden:

This delightful rear garden is a standout feature of the home—generous in size, full of charm, and ideal for both family life and green-fingered pursuits. A spacious paved patio offers the perfect spot for outdoor dining, morning coffee or evening drinks, surrounded by vibrant pots and flowering borders that bring colour and life to the space.

A central lawn sweeps through the garden, bordered by mature shrubs, fruit trees, and raised vegetable beds—perfect for anyone keen on self-sufficiency or pottering in the garden. Children are well catered for too, with a dedicated play area featuring a timber climbing frame and slide.

To the far end of the garden, a large detached outbuilding provides fantastic versatility. Once housing an indoor swimming pool, this generously sized structure is now ready for repurposing. Whether you're looking for a home gym, games room, studio, home business space, or even potential annexe (subject to permissions), the space offers enormous flexibility and potential.

A charming summerhouse adds even more appeal—ideal for peaceful reading, garden storage, or a creative hideaway—while the greenhouse and productive planting areas make this a dream for gardeners. Private, enclosed, and drenched in sun throughout the day, this garden is a rare gem that balances relaxation, play, and practicality beautifully.

Driveway & Triple Tandem Garage:

This impressive block-paved driveway provides a welcoming approach to the property, offering extensive off-road parking for multiple vehicles. Securely enclosed with boundary walls and gated access to the rear garden, it’s ideal for families, visitors, or those with larger vehicles.

At the far end sits a detached triple-length tandem garage, featuring an electric roller door and ample space for multiple vehicles, workshop use, or additional storage. Whether you're a car enthusiast, need space for bikes, tools, or simply crave extra utility, this setup ticks all the boxes for practicality and potential.

Outbuilding Sizes:

Triple Tandem Garage: 35' 1" x 10' / 10.7m x 3.04m

Multi-Functional Room: 30' 5" x 16' 1" / 9.27m x 4.89m

Garden Store: 16' 1" max x 11' 11" 4.89m max x 3.62m

Agent's Notes:

Future Planning Developments: There is significant development in close proximity to the village of Woolavington itself. Primarily this relates to the construction of the Gravity Enterprise Zone. All interested parties should make themselves aware of potential future developments.





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Material Information
Council Tax Band & Charge for Current Year
Band: D £2327.91 2025/26
EPC Rating & Date Carried Out
D – 7/07/2025
Building Safety Issues
Non Reported
Mobile Signal
Ofcom Mobile Coverage Checker Provides official indoor and outdoor coverage predictions across all major UK networks (EE, O2, Three, Vodafone). Ofcom Mobile Coverage Checker provides official predictions for indoor and outdoor coverage across all major UK networks (EE, O2, Three, Vodafone).
nPerf Mobile Coverage Map Displays real-world 2G, 3G, 4G, and 5G signal strength across all networks, based on user data. https://www.nperf.com/en/map/GB/44-signal?lat=20&lg=0&zoom=3
Mast Data Mobile Mast Summary Shows mast locations and coverage details for each mobile provider across the UK https://mastdata.com/coverage
Construction Type
Stone Cottage
Existing Planning Permission
<ul style="list-style-type: none">Planning Permission Granted for erection of Conservatory – June 2004Future Planning Development intended for the greater area of Woolavington for the building of more homes in the area to coincide with the development of the Gravity Giga Factory
Coalfield or Mining
N/A
Disclaimer: The information provided above has been obtained directly from the sellers or their representatives. While every effort has been made to ensure its accuracy, we cannot guarantee its completeness or reliability and advise interested parties to carry out their own due diligence.

