

Guide Price
£249,950
Freehold





Poples Bow, Highbridge, Somerset TA9 4EY



Features

- 3 Bedrooms
- 19th Century Terraced Cottage - original features
- Gas-Fired Central Heating & Double-Glazing
- Open Fire in Lounge
- Conservatory
- Enjoying views across fields to Brent Knoll
- Store / Workshop with adjoining Store
- Garden Shed & Greenhouse
- 200 ft Southerly-Facing Rear Garden
- No Allocated Parking

Summary of Property

The property is a traditional mid-terrace cottage tucked away on the semi-rural edge of Highbridge, with open fields close by yet everyday conveniences within easy reach. Highbridge itself offers supermarkets, shops and services, a mainline station at Highbridge & Burnham with regular services to Bristol, Taunton and beyond, plus swift access to the M5 at Junction 22. Wider amenities, including further supermarkets, a choice of schools, a hospital, and the beach, can be found just a short drive away in Burnham-on-Sea.

Built of brick beneath a tiled and insulated roof, the property brims with character. Original features include flagstone floors, cottage-style ledged-and-braced doors, and a welcoming lounge centred on an open fire with exposed brick chimney breast. The accommodation centres on a hallway giving access to the bathroom, lounge and conservatory, while the kitchen/dining room is positioned at the entrance to the property, offering a practical layout throughout the ground floor. Upstairs are three bedrooms, and to the rear a cottage-style garden provides a peaceful setting with a semi-rural outlook.

The Highbridge Medical Centre is close at hand, The King Alfred Academy is within easy reach, and the town centre is walkable for everyday shopping. For commuters, both rail and road links are excellent, while those seeking leisure time can enjoy Burnham-on-Sea's sandy seafront, coastal walks, cafés and restaurants. Whether you're stepping onto the property ladder, downsizing to something with charm, or searching for a characterful retreat near the coast, this cottage offers the best of both worlds—traditional period detail combined with practical convenience, all in a location that balances countryside peace with town amenities.

EPC: D - (21/08/2025)

Somerset Council Tax Band: B - £1,905.64 for 2025/26

Room Descriptions

Hall:

Radiator and flag stone floor

Lounge: 4.18m x 3.74m (13' 9" x 12' 3")

Feature brick and tile fireplace with exposed brick chimney breast and provision for an open fire. Includes fitted shelving, radiator and polished wood flooring.

Kitchen: 3.45m x 3.35m (11' 4" x 11' 0")

1½ bowl enamel sink unit with mixer tap, complemented by a range of modern base, wall and drawer units beneath roll-top work surfaces. Recently installed new Vaillant gas-fired boiler providing central heating and hot water. Radiator, flagstone flooring, double-glazed window and stable door opening to the rear.

Conservatory: 5.26m x 2.00m (17' 3" x 6' 7")

The room enjoys natural light through double-glazed windows, with warmth provided by a central heating radiator. A traditional quarry tiled floor adds character and durability, while a stable door gives direct access to the garden, enhancing the home's blend of charm and practicality.

Bathroom:

Fitted with a classic white suite, the bathroom includes a panelled bath with shower unit over, pedestal wash hand basin and low-level WC. A double-glazed window provides natural light and ventilation, while a radiator ensures comfort. Part-tiled walls add practicality and ease of maintenance, complemented by a flagstone floor that brings character and a timeless finish to the room.

Landing:

A double-glazed window provides natural light, while a sliding aluminium ladder gives access to the loft space, which is insulated and fully boarded to offer useful additional storage or potential for further utilisation.

Bedroom: 3.80m x 3.61m (12' 6" x 11' 10")

With views across the garden, the double-glazed window brings in plenty of daylight, and a central heating radiator ensures the room remains cosy and inviting.

Bedroom: 3.46m x 3.35m (11' 4" x 11' 0")

A central heating radiator provides comfort, while the double-glazed window takes full advantage of the setting, offering far-reaching views across open fields towards Brent Knoll, creating a picturesque and ever-changing backdrop to the room.

Bedroom:

The room is enhanced by a double-glazed window overlooking the garden, complemented by a central heating radiator for comfort.

Outside:

The southerly-facing garden extends to around 200 ft, providing an impressive outdoor space that captures the sun throughout the day. Predominantly laid to lawn, it is interspersed with a variety of established flower and shrub beds, mature trees and well-tended borders, offering colour and interest year-round. Areas of crazy-paving add character and provide practical pathways through the garden. A productive plum tree brings seasonal fruit, while a garden shed and greenhouse cater for storage and keen gardeners alike.

To the rear of the house is: –

Store / Workshop: 3.14m x 3.06m (10' 4" x 10' 0")

Together with an adjoining smaller Store.

Agents Notes:

The Title Register for 10 Poples Bow, Highbridge (Title Number ST83149) confirms that the property benefits from rights of way and associated easements over adjoining land. Specifically, the property enjoys:

A right of way for all purposes at all times over the strip of land dividing the southern and northern portions of the hereditaments, providing access to and from Worston Road or Maggs Lane.

A right of way on foot, with trucks, barrows and other vehicles, along the western end of the adjoining dwellinghouse and thereafter continuing as an approach to the dwellinghouse and garden.

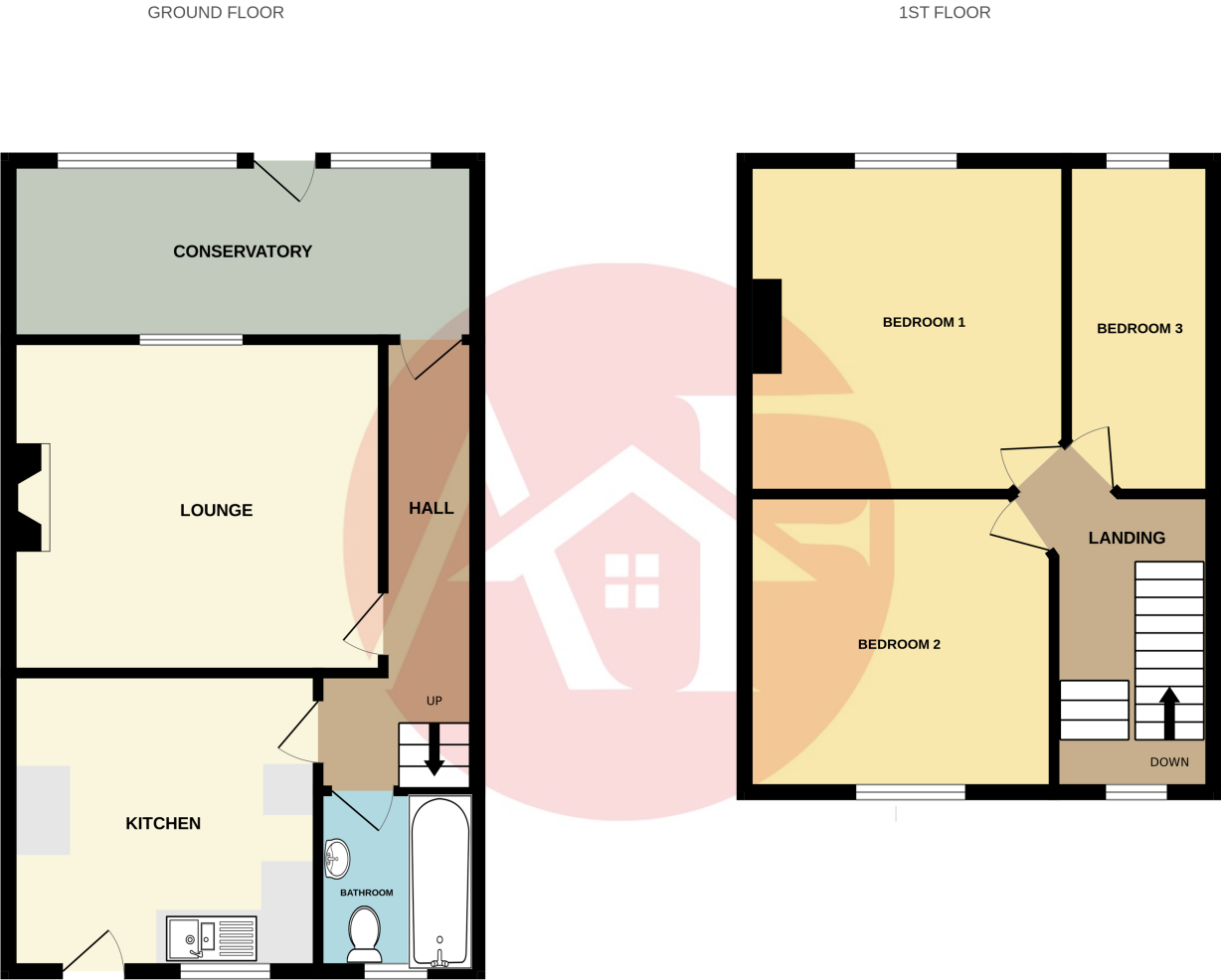
Ancillary rights including the right to lay, maintain, repair and use drainage, water supply pipes, gas mains, and electric cables, together with rights of passage of water and soil, with an obligation to make good any damage caused in the exercise of such rights.

These rights are appurtenant to the property and are legally enforceable as part of the registered title, thereby ensuring continued access and service connections necessary for the proper use and enjoyment of 10 Poples Bow.

This property only has on street parking.



Floorplan



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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Building Safety

Non Reported

Mobile Signal

Ofcom shows predicted mobile coverage, nPerf shows real-world signal strength.

Construction Type

Standard Construction

Existing Planning Permission

Non Reported

Coalfield or Mining

Non Reported

Council Tax: Band B

Council Tax: Rate 1905.62

Parking Types: None.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTC.

Accessibility Types: Level access.

Flooding Sources: None.

Has the property been flooded in last 5 years? No

Flooding Sources: None.

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property?

No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? Yes