



Apple Tree Cottage TA9 3NW

£800,000 Freehold Cottage, Annexe and Paddock

COOPER  
AND  
TANNER







# Apple Tree Cottage, Withy Road, East Huntspill TA9 3NW

 4  2  1 EPC C Apple Tree Cottage

 1  2  2 EPC C Annexe

£800,000 Freehold Cottage, Annexe and Paddock

## Description

Hidden away at the end of a cul-de-sac are two houses and a paddock. Apple Tree Cottage is a spacious, four-bedroom, family home with one-bedroom annexe (with potential for two), and adjacent land.

The original cottage was demolished in 2018 and replaced with a contemporary home with desirable open-plan kitchen/living space, a separate sitting room and a second ground floor reception room which could be used as a bedroom. The kitchen and the living/dining area is an open-plan space which spans the depth of the property. The kitchen is fitted with a range of wall and base units with warm wooden worksurfaces, with a feature log burning stove providing a warm focal point in winter months. Practical wood effect hard flooring runs throughout this room and through the entrance hall, cloakroom and the utility where there is plenty of extra space for appliances and storage. The three large double bedrooms are upstairs. They share a large

modern bathroom with a bath, separate shower, wash-hand basin and WC.

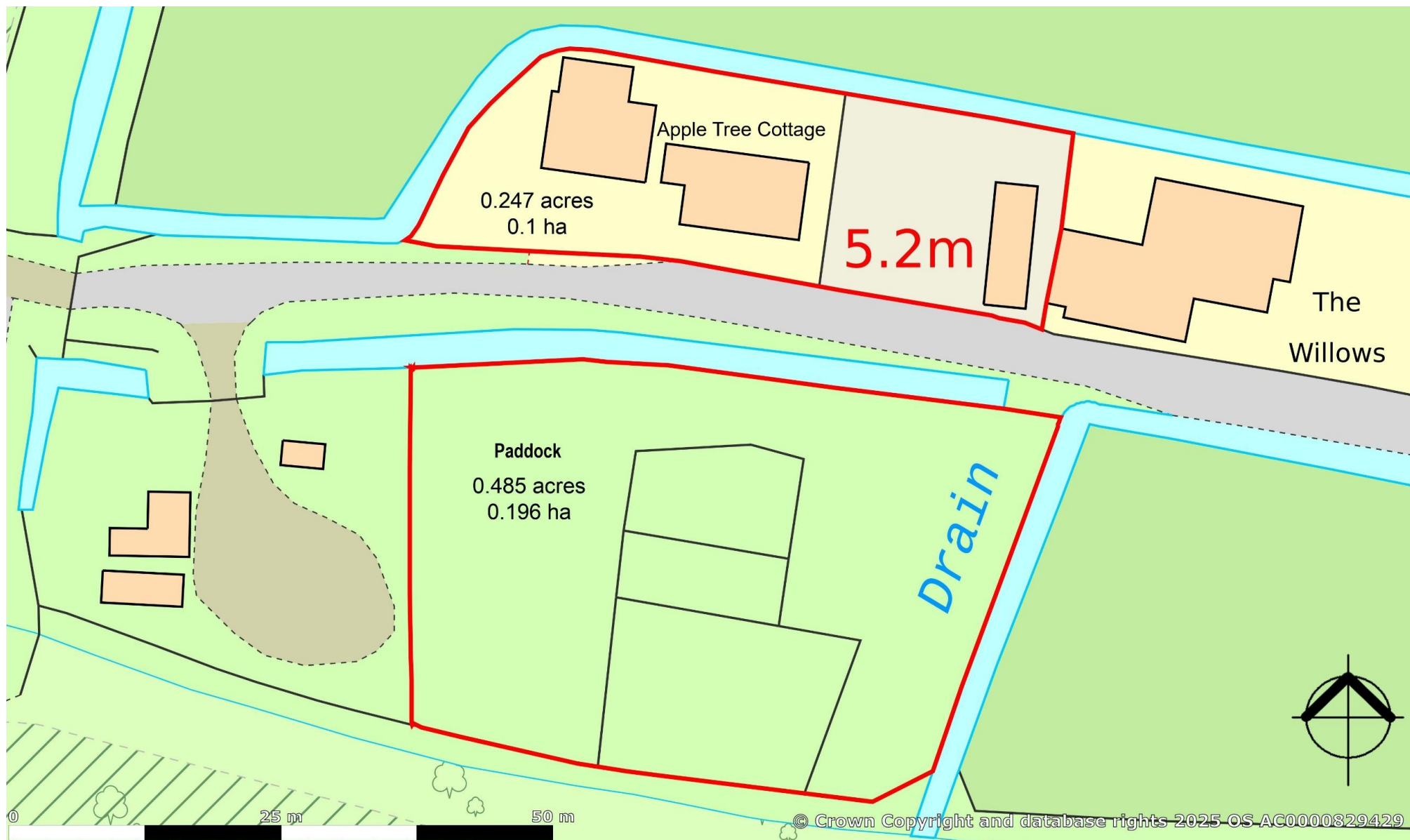
Outside, the double garage has been impressively converted into a two-storey dwelling with a double bedroom and ensuite upstairs and living space, kitchen and bathroom downstairs (please see other brochure for more details and photographs).

Garden stretches behind the house and to the side where there is a securely fenced and gated plot which has the potential to be a lovely private garden for the cottage.

The paddock opposite offers an extensive open space for anyone with green fingers who fancies creating a productive kitchen garden, a wild nature habitat or perhaps a more formal landscaped garden. There is plenty of space for active outdoor family life or keeping chickens and other animals.













## Location

The village of East Huntspill has a church, school, cricket ground, public house, village hall and bus service. It is also well placed for junctions 22 and 23 of the M5 (approx. 2.5 miles) providing excellent access to Bristol, Taunton, Exeter and the M4 corridor and is also ideally situated for commuting to Bridgwater, Weston-super-Mare, Wells, Glastonbury and Street. There is also a mainline railway link at Highbridge (approx. 2.5 miles).

The larger town of Burnham-on-Sea (approx. 3.5 miles) is a popular seaside resort offering a wealth of activities to suit every taste. The town offers excellent facilities with shops, banks, building societies, library, theatre, medical centre and cottage hospital. There are a wealth of leisure facilities including the indoor

heated swimming pool, Burnham and Berrow Championship Golf Links and a Sports Centre at King Alfred School. There are also tennis, bowls and cricket clubs along with numerous other societies and associations.



**Local Information:** East Huntspill

**Local Council:** Somerset

**Council Tax Band:** House: C Annexe: B

**Heating:** Electric

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

**Tenure:** Freehold



**Motorway Links**

- M5



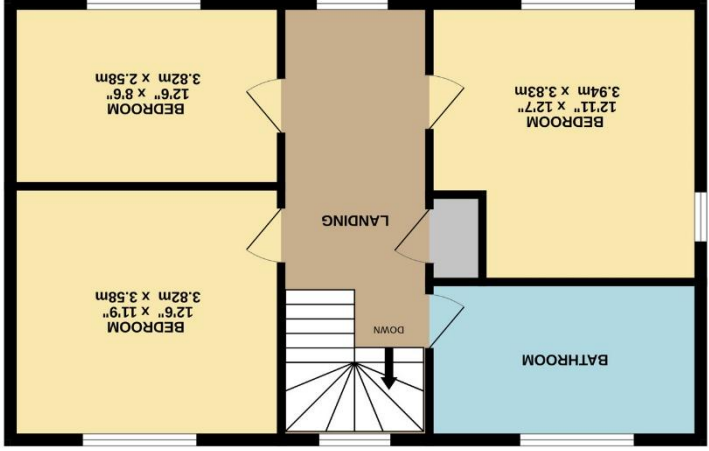
**Train Links**

- Bridgwater
- Highbridge and Burnham



**Nearest Schools**

- East Huntspill Primary School
- The King Alfred School



Whist 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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