

Stockland Bristol, TA5 2PY

COOPER
AND
TANNER



Guide Price £550,000 Freehold

Four double bedroom detached house with multiple reception rooms, beautifully maintained rear garden, detached double garage, driveway and countryside views.

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WALKTHROUGH:

From the front porch, you enter the property into a large hallway with stairs rising up to the galleried landing. The sitting room is triple aspect, with a large fireplace housing a delightful wood burning stove and sliding patio doors into the garden. There is a separate dining room with views of the rear garden and across the hallway, there is a good sized study. The kitchen/breakfast room has a collection of fitted appliances, with matching base and eye level units. The breakfast area is a good size and can accommodate a full size dining table. There is a further separate utility room, with patio door leading to the garden and ground floor cloakroom.

Upstairs, there are four double bedrooms, all enjoying different vistas of the surrounding countryside. There is an en-suite to the principal bedroom with stand alone shower as well as a bath. The family bathroom is centrally placed to service the other remaining bedrooms. The galleried landing is a lovely feature, with natural light flowing into this generous space.

OUTSIDE:

To the front, there is a private drive leading to a generous parking area and a detached double garage. There is a lawn to the front and side access to the rear garden. With a characterful stone wall forming the boundary of the rear garden, there is also a large lawned area complimented by a vast variety of mature shrubs, herbaceous borders and trees.

There is a good sized greenhouse, a workshop, outside tap and a large patio, perfect for entertaining friends and family, or enjoying some al fresco dining.

LOCATION:

The well sought-after village of Stockland Bristol is located five miles north-west of the town of Bridgwater and 2.5 miles north of Cannington. Stockland Bristol is steeped in history, helping the war efforts in WW2 with two wireless direction finding stations specialising in intercepting enemy radio transmissions. It is also home to St Mary Magdalene Church. In Cannington there is a convenience store, newsagents, and post office alongside other local amenities. Bridgwater hosts a variety of high street retailers as well as having mainline train access to London and easy access to junctions 23 and 24 of the M5 motorway.

SERVICES:

Mains electric and water are connected, oil-fired central heating is installed and private drainage is in place. The property is currently banded F for council tax within Somerset Council.

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).





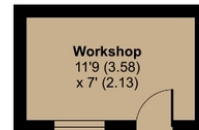
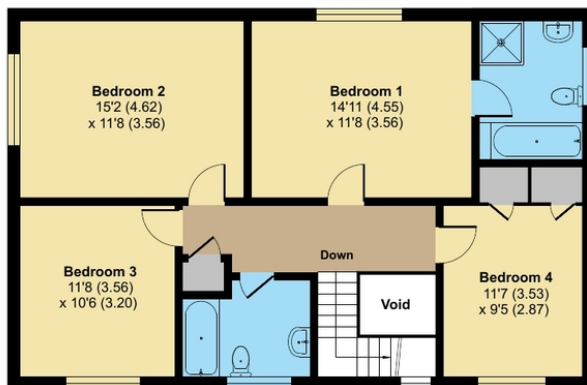
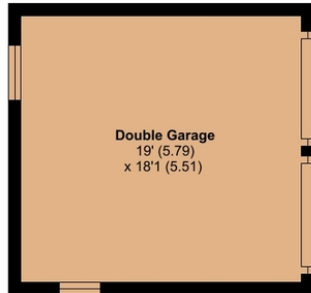
The Pines, Stockland Bristol, Bridgwater, TA5

Approximate Area = 2457 sq ft / 228.2 sq m (includes garage)

Outbuilding = 80 sq ft / 7.4 sq m

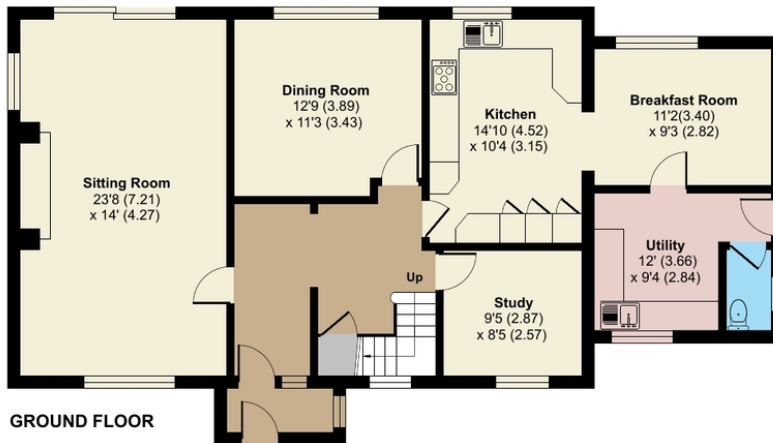
Total = 2537 sq ft / 235.6 sq m

For identification only - Not to scale



OUTBUILDING

FIRST FLOOR



GROUND FLOOR



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

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