



GIBBINS RICHARDS 

9 Goathurst, Nr. Bridgwater TA5 2DF

£425,000

GIBBINS RICHARDS 
Making home moves happen

A charming, three double bedroom character cottage believed to date back to the mid-1600's, extended in 1998 to create a superb family home with an exceptional south-facing rear garden.

Tenure: Freehold / Energy Rating: D-56 / Council Tax Band: E

This superb character property briefly comprises: entrance hallway, sitting room with inglenook fireplace and wood burner; lounge (currently used as an office) with inglenook fireplace; dining room, which is open-plan to kitchen, with a utility room and cloakroom (WC) completing the ground floor accommodation. Arranged over the first floor, and accessed from the split landing, are three double bedrooms. The master bedroom has fitted wardrobes and a Juliet balcony overlooking the rear garden. There is also an en-suite shower room, and a family bathroom.

Externally, to the front aspect, there is off-street parking with side access to the large, stunning, elevated rear garden. The latter is beautifully maintained with a wide variety of shrubs and plants, pond, greenhouse, shed (with light and power), raised vegetable beds, a good sized lawn, and multiple seating areas.

The sought-after rural village of Goathurst lies at the foot of the Quantock Hills, an area designated as being of Outstanding Natural Beauty, 4 miles from Bridgwater and 8 miles north of Taunton. The nearby village of Enmore offers a local village hall, a public house, eleventh-century church, and highly rated primary school. Enmore Golf Club, with its impressive club house, is close by. Rural activities can be enjoyed at nearby Durleigh Reservoir which offers sailing and coarse fishing facilities.

POPULAR VILLAGE LOCATION

BEAUTIFULLY PRESENTED

FULL OF CHARM & CHARACTER

THREE LARGE RECEPTION ROOMS

THREE DOUBLE BEDROOMS

MASTER BEDROOM WITH EN-SUITE

LARGE PRIVATE WALLED GARDEN

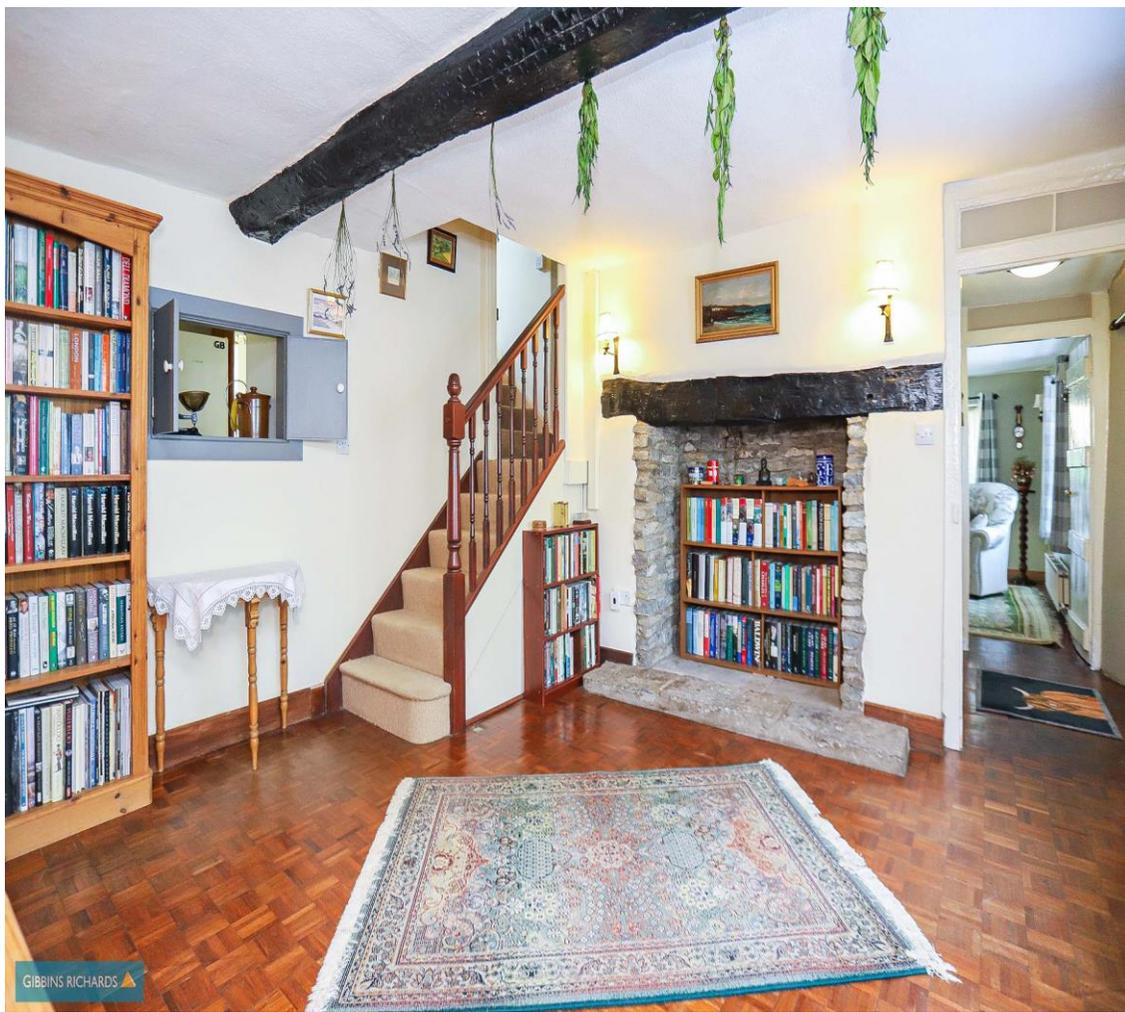
NEW OIL TANK & OIL COMBI BOILER & RADIATORS

PRIVATE SEWERAGE TREATMENT PLANT (SHARED WITH NEIGHBOUR)

OFF ROAD PARKING

MUST BE VIEWED TO BE FULLY APPRECIATED

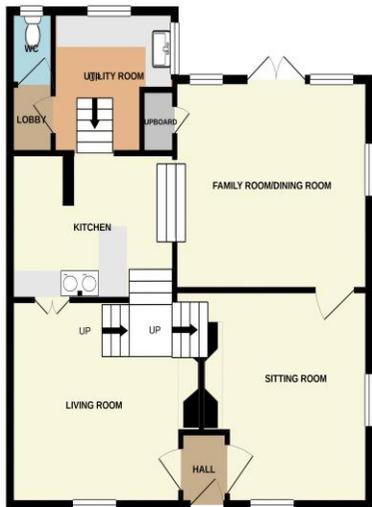




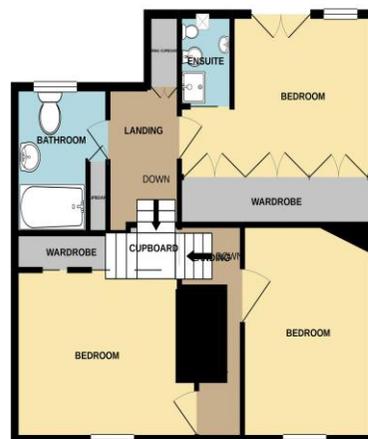
Entrance Hallway	Period door into hallway with parquet flooring and doors leading to Lounge and Reception two.
Sitting Room	13' 11" x 13' 4" (4.24m x 4.06m) Exposed wooden beam to ceiling, fireplace with log burner and tiled hearth and mantle over, parquet flooring, double glazed window to front and side aspect, door to kitchen/diner.
Living Room	13' 0" x 13' 0" (3.96m x 3.96m) Exposed beam to ceiling, two double glazed front aspect windows one with window seat, recessed inglenook fireplace with flagstone hearth and inset wooden beam over,, stairs to first floor landing.
Family/Dining Room	17' 4" x 13' 3" (5.28m x 4.04m) Three double glazed windows, double glazed French doors to rear, door to storage cupboard and two shallow steps upto kitchen.
Kitchen	11' 2" x 7' 10" (3.40m x 2.39m) Twin doors to under stairs cupboard, steps into utility room, tiled floor, cupboards with worktop over, space for upright fridge/freezer, door to;
Utility Room	9' 0" x 5' 1" (2.74m x 1.55m) Space and plumbing for washing machine and dishwasher, rear and side aspect windows, 'Belfast' sink, worktops, door to internal lobby with access to cloakroom.
Claorkroom	WC and double glazed rear aspect window.
First Floor Landing	
Family Bathroom	Rear aspect double glazed window, white suite comprising bath, WC and wash basin, tiled splashbacks, wall mounted electric heater.
Bedroom One	11' 5" x 10' 4" (3.48m x 3.15m) Double glazed French doors onto Juliette Balcony overlooking rear garden, double glazed rear aspect window, range of built in wardrobes, door to en-suite.
En-suite	Double glazed rear aspect Velux window, suite comprising shower cubicle, WC and wash basin.
Bedroom Two	13' 8" x 9' 10" (4.16m x 2.99m) Double glazed front aspect windows, built in wardrobes, fitted corner bench seating,
Bedroom Three	13' 8" x 10' 10" (4.16m x 3.30m) Front aspect double glazed window.
Rear Garden	Steps lead on to a patio area with brick built barbeque, with flower borders and low level stone wall, stone pathway leads onto second patio with trellis and oil storage tank, with further stone path to lawned garden, vegetable patch, shed and seating area. Enclosed by high level wall from the original Halswell Estate.



GROUND FLOOR
767 sq.ft. (71.2 sq.m.) approx.



1ST FLOOR
666 sq.ft. (61.9 sq.m.) approx.



TOTAL FLOOR AREA : 1433 sq.ft. (133.1 sq.m.) approx.

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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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

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We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.

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