



GIBBINS RICHARDS 
Making home moves happen

Channel View, Stockland Bristol, Nr. Bridgwater TA5 2QA

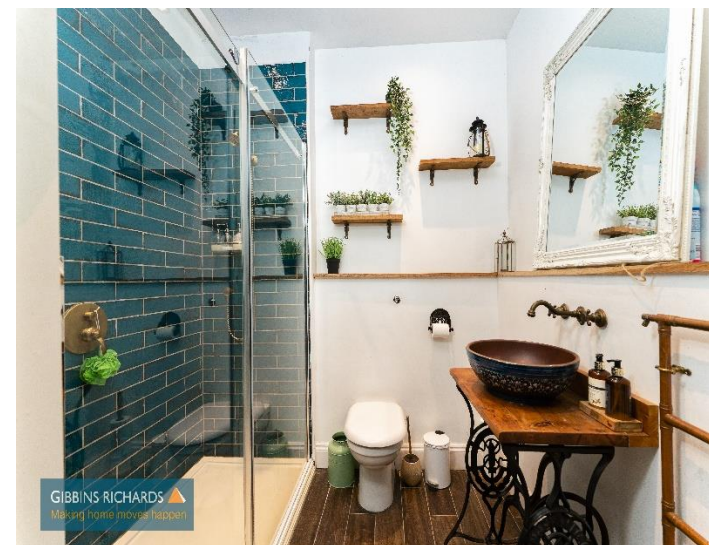
GIBBINS RICHARDS 
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A substantial Grade II Listed portion of a manor house boasting a number of attractive historical features and located in a beautiful countryside setting with far reaching views. The accommodation includes; welcoming hall, formal sitting room with attractive rural views, separate dining room, spacious kitchen/breakfast room, downstairs shower room, three large double bedrooms to the first floor all commanding attractive views with family bathroom as well as four further bedrooms and shower room to second floor. Level gardens bordering fields, double car port and off road parking.

Tenure: Freehold / Energy Rating: F (Grade II Listed) / Council Tax Band: F

Channel View forms part of Stockland Manor, which was built around 1860 and converted into three dwellings in the 1960's. The property itself offers an array of extremely spacious and versatile accommodation with abundance of attractive period features with high cornice ceilings, sash windows and a stunning original marble fireplace. The accommodation is arranged on three floors and also has cellar space. Undoubtedly, one of the main features to the property is its superb outlook with panoramic views across open countryside and as far as the Bristol Channel and beyond. The property enjoys a semi rural location with attractive outlook in the small hamlet of Stockland Bristol.

The village itself offers a number of historic buildings including a nineteenth century church, whilst the neighbouring village of Otterhampton and Combswich provide general stores and primary school education. For day to day services, the village of Cannington provides an array of local shops, public houses as well as a post office and popular butchers. A more comprehensive range of facilities can be found in Bridgwater's town centre which is approximately seven miles distant and also includes access to the M5 motorway and railway network.





- IMPOSING GRADE II LISTED PERIOD HOME
- SPACIOUS & VERSATILE ACCOMMODATION
- DELIGHTFUL RURAL SETTING
- PANORAMIC VIEWS
- CELLAR SPACE
- ATTRACTIVE PERIOD FEATURES
- LEVEL GARDENS
- CAR PORT / OFF ROAD PARKING
- WHAT3WORDS :
bakers.unimpeded.sober

Entrance Lobby	
Entrance Hallway	
Office/Laundry Room	Storage facility. Access to;
Bathroom	13' 3" x 11' 11" (4.03m x 3.62m) Door to;
Kitchen/Breakfast Room	Low level WC, wash hand basin and bathroom.
Dining Room	16' 0" x 18' 6" (4.88m x 5.65m) Built-in appliances and large central island unit.
Living Room	16' 0" x 10' 9" (4.88m x 3.27m)
	22' 3" x 16' 0" (6.79m x 4.88m) with feature marble fireplace.
First Floor Landing	Stairs continuing to second floor.
Bedroom 1	20' 8" x 16' 10" (6.30m x 5.13m)
Bedroom 2	16' 10" x 16' 4" (5.13m x 4.97m) with low level WC, wash hand basin and shower enclosure
Bedroom 3	16' 10" x 13' 7" (5.13m x 4.14m)
Family Bathroom	13' 5" x 5' 8" (4.08m x 1.73m) Low level WC, wash hand basin, bath and shower enclosure.
AGENTS NOTE	Please note that Bedroom 1 and Bedroom 3 are interconnecting rooms.
Second Floor Landing	
Bedroom 4	16' 10" x 16' 4" (5.13m x 4.97m)
Bedroom 5	16' 10" x 13' 7" (5.13m x 4.14m)
Bedroom 6	16' 10" x 10' 5" (5.13m x 3.17m) opening to;
Bedroom 7	16' 10" x 10' 0" (5.13m x 3.04m)
Shower Room	Low level WC, wash hand basin and shower enclosure.
Cellar Area 1	15' 1" x 7' 1" (4.61m x 2.16m)
Cellar Area 2	16' 2" x 9' 5" (4.94m x 2.87m)
Cellar Area 3	16' 2" x 14' 11" (4.94m x 4.54m)

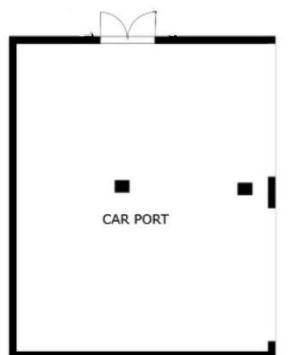




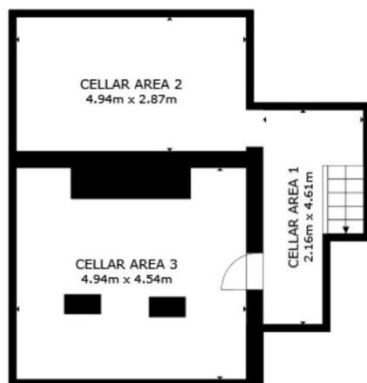
OUTSIDE

The property is accessed via a shared drive and courtyard leading to parking and double car port. The gardens are of a generous size and principally laid to lawn with bordering fields with breathtaking views over rolling countryside and beyond. Situated within the garden is an arbour and a delightful seating area with sunken hot tub together with raised vegetable beds.

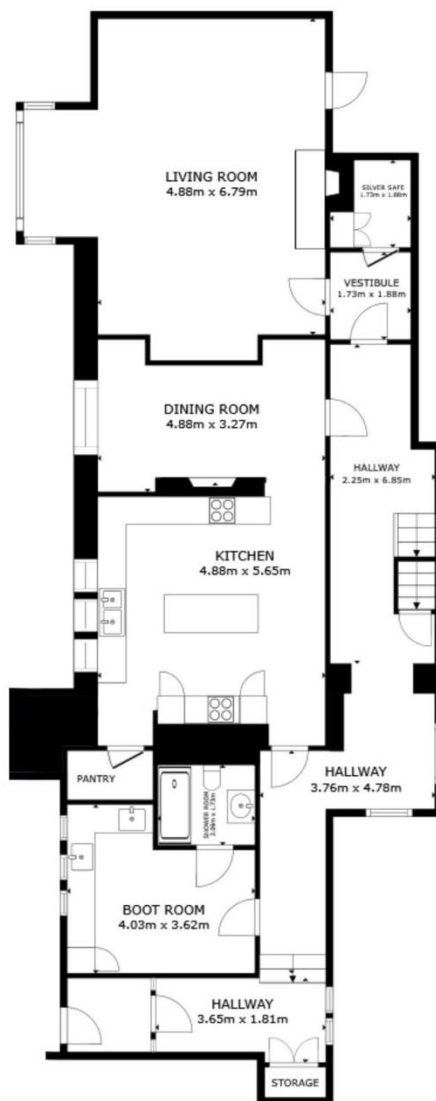




CARPORT



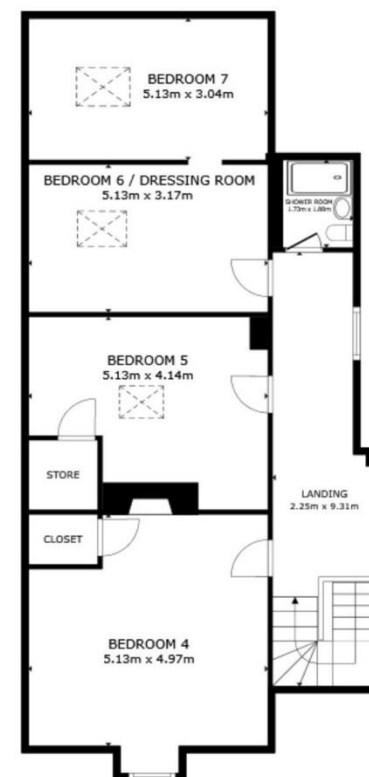
CELLAR



GROUND FLOOR



1ST FLOOR



2ND FLOOR

GROSS INTERNAL AREA
 CELLAR 48.3 m² GROUND FLOOR 155.1 m² 1ST FLOOR 103.3 m² 2ND FLOOR 104.0 m²
 TOTAL : 410.7 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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