



GIBBINS RICHARDS 
Making home moves happen

Sea Finding, Stolford, Stogursey, Nr. Bridgwater TA5 1TW
Auction Guide Price £450,000 - £475,000

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ENJOYING THE GOOD LIFE! A unique opportunity to acquire a home that enjoys a lovely peaceful remote location boasting land and outbuildings which could be suitable for a variety of uses. Sea Finding is a Grade II Listed former fishermans cottage believed to have been built in the 1600s and extended over the years to now provide a most spacious and versatile home with annexe use. The main house includes a sitting room with exposed beams ceiling and inglenook fireplace, a farmhouse style kitchen, scullery and pantry. While the annexe area includes sitting room (former 'shrimp' room), dining room, kitchen and wet room. To the first floor there are four bedrooms, bathroom and separate cloakroom. The property is heated by oil fired central heating as well as a "Rayburn" that supplements the domestic hot water use. There are extensive gardens surrounding the property to include an orchard, paddock and field leading to the beach and estuary.

The sale includes Common Grazing Rights for land between the sea wall and surrounding fields, as well as the ability to claim agricultural subsidies. We refer bidders to the legal pack for details via Network Auctions.

Tenure: Freehold / Energy Rating: E / Council Tax Band: E

Stolford is a small hamlet located close to the village of Stogursey north west of the town of Bridgwater. Bridgwater lies approximately nine miles away and offers a wide range of shopping, leisure and financial amenities as well as excellent access to the M5 motorway via Junctions 23 and 24. The property is within walking distance of Stolford beach providing an ideal position for coastal walks and countryside walks.

NO ONWARD CHAIN

DETACHED PERIOD PROPERTY

SECLUDED LOCATION

LAND & GARDENS EXTENDING TO APPROXIMATELY 3.85 ACRES

FLEXIBLE & EXTENDED ACCOMMODATION

ANNEXE ACCOMMODATION

RURAL SETTING / BEACH ACCESS

OIL FIRED CENTRAL HEATING

NEWLY INSTALLED SEPTIC TANK

WHAT3WORDS:- basics.eggs.propose





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Entrance to Annexe Sitting Room	6' 6" x 5' 10" (1.97m x 1.79m) 13' 10" x 10' 5" (4.21m x 3.17m) (former 'shrimp' room) brick built fireplace.
Dining Room/Bedroom	13' 8" x 9' 10" (4.16m x 2.99m)
Kitchen Area	12' 6" x 5' 8" (3.81m x 1.73m)
Utility	6' 4" x 5' 5" (1.93m x 1.66m) Dual aspect windows. Door to;
Wet Room	7' 6" x 5' 10" (2.29m x 1.79m) Shower enclosure.
Access to Main Hall	Stairs to first floor.
Cloakroom	5' 9" x 3' 1" (1.74m x 0.95m) WC and wash hand basin.
Sitting Room	12' 10" x 12' 0" (3.91m x 3.65m) with large inglenook fireplace with central wood burner, exposed beam ceiling.
Kitchen	12' 5" x 12' 10" (3.78m x 3.91m) with solid fuel 'Rayburn' supplying domestic hot water. Electric oven and hob. Exposed beam ceiling.
Scullery	'Belfast' sink. Pantry cupboard. Space and plumbing for washing machine. Access to;
Lean-to	Containing a 'Grant' oil fired central heating boiler.
First Floor Landing	Doors to all bedrooms, bathroom and separate WC.
Bedroom 1	13' 4" x 12' 7" (4.06m x 3.83m) Front aspect window. Built-in storage cupboard. Exposed beam ceiling.
Bathroom	9' 10" x 5' 8" (2.99m x 1.73m) Dual aspect windows to rear and side. Airing cupboard with 'Drayton' digital timer controls and factory lagged hot water cylinder. Victorian style clawed bath and wash hand basin.
Separate WC	4' 5" x 2' 7" (1.35m x 0.79m) Rear aspect obscure window. WC.
Bedroom 2	15' 2" x 9' 3" (4.62m x 2.82m) Front aspect window. Open fronted wardrobe area with hanging rail.
Bedroom 3	14' 9" x 10' 4" (4.49m x 3.15m) Dual aspect front and side windows. Feature fireplace. Door to;
Storage Room	14' 1" x 9' 7" (4.30m x 2.93m) ('L' shaped)
Bedroom 4	9' 8" x 5' 8" (2.94m x 1.73m) (max) Side aspect window.
Outside	A five bar gate leads to the front of the property with an orchard area of garden containing various fruit trees. The garden has accessed to the 'Long Hayes' which is the field to the north of the house which leads onto goose marsh common and the sea and contains a stone outbuilding. To the south of the property there is a paddock with open barn and ample off road parking.



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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.
Made with Metreplan 5.0025

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.



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.
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's 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 £250 per case.
Once an offer is accepted by our client, an Administration Fee of £40 + VAT (£48) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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