



GIBBINS RICHARDS 
Making home moves happen

Sealey Cottage, Stretcholt, Nr. Bridgwater TA6 4SR

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Enjoy the good life * A fabulous residential smallholding in a semi-rural location *
Approximately 8 acres of level land * Open stable block * Double garage *
Games room * Three receptions * Kitchen/Breakfast room *
Fabulous garden room * Four bedrooms * En-Suite shower room *
Family bathroom * Former tennis court *

Sealey Cottage provides a fabulous opportunity for those seeking the good life. The property benefits from approximately 8 acres of surrounding land, whilst the present vendors have created self sufficient living with separate vegetable garden and fruit gardens, large polytunnels as well as a formal garden and nature garden. There is also a fish pond as well as a number of clever and attractive planting schemes.

The property enjoys a semi-rural location within a small hamlet between Bridgwater and Highbridge. For the commuter the property is within short reach of the A38 and within a ten minute drive of the motorway at Junction 23.

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





- Total floor area – 2413 sq.ft. (224.2 sq.m.) approx.
- Residential smallholding
- Four generous size bedrooms
- Three reception rooms
- Beautiful garden room
- Large double garage
- Outbuildings
- Oil fired central heating
- Owned solar panels providing a good annual income
- What3words
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ACCOMMODATION

Entrance Hall	With coat hooks and shoe racks, door to;
Snug	15' 5" x 12' 5" (4.70m x 3.78m) Containing wood burning stove. Access to outside.
Kitchen/Breakfast Room	The kitchen has been re-fitted with an attractive range of units with central island area, various built-in appliances to include Zanussi oven and induction hob. Dual aspect windows. Double doors to;
Sitting Room	28' 5" x 16' 2" (8.65m x 4.92m) Feature inglenook fireplace containing a wood burning stove. Access to;
Utility Room	Front aspect window. Matching floor and wall cupboard units. Space and plumbing for washing machine. Door to;
Study	Side aspect window. Access to;
Lobby	Doors to storage cupboard, boiler cupboard and WC.
WC	Low level WC and wash hand basin.
Garden Room	34' 2" x 15' 5" (10.41m x 4.70m) A superb room with triple aspect windows, exposed ceiling beams, access to rear garden. Wood burning stove.
First Floor Landing	
Bedroom 1	13' 2" x 10' 8" (4.01m x 3.25m) Built-in wardrobes, door to;
En-Suite Shower Room	10' 6" x 4' 7" (3.20m x 1.40m) Low level WC, vanity wash hand basin, corner shower cubicle. Velux window.
Bedroom 2	15' 2" x 9' 10" (4.62m x 2.99m) Rear aspect window. Storage cupboard.
Bedroom 3	9' 5" x 8' 10" (2.87m x 2.69m) Front aspect window. Built-in wardrobes.
Bedroom 4	9' 7" x 8' 0" (2.92m x 2.44m) Rear aspect window.
Family Bathroom	8' 0" x 5' 8" (2.44m x 1.73m) Low level WC, vanity wash hand basin, bath with overhead shower. Velux window.



OUTSIDE

To the front of the property there is a double five bar gate leads into a driveway providing extensive off road parking and access to double garage. The surrounding gardens are a delightful feature of the property with extensive planting themes, fish pond, large open block stable/barn which is divided into five sections with gates leading out onto the fields. There is also a very useful former tennis court and access to a large vegetable garden containing a large polytunnel - 80' 0" x 28' 0" (24.37m x 8.53m) as well as access to a fruit garden with various cages, large greenhouse and water supply.

Double Garage	20' 0" x 17' 5" (6.09m x 5.30m) Double vehicular doors. To rear of the garage is a cloakroom providing low level WC and wash hand basin. Door leads into;
Adjoining Games Room	16' 0" x 14' 2" (4.87m x 4.31m) Heating, light and power. Rear aspect window and door to outside.
Loft Area	(to the first floor of the double garage) This area has been boarded for extra storage.

AGENTS NOTE The vendors have advised that there are numerous farm/agricultural machinery available by separate negotiation.



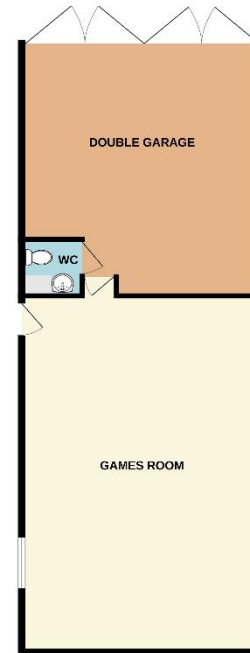
GROUND FLOOR
1669 sq.ft. (155.0 sq.m.) approx.



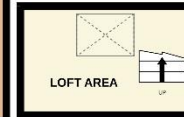
FIRST FLOOR
744 sq.ft. (69.1 sq.m.) approx.



GROUND FLOOR
904 sq.ft. (84.0 sq.m.) approx.



FIRST FLOOR
127 sq.ft. (11.9 sq.m.) approx.



TOTAL FLOOR AREA : 2413 sq.ft. (224.2 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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TOTAL FLOOR AREA : 1021 sq.ft. (94.9 sq.m.) approx.
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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.

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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