

MYRTLE TREE COTTAGE

gth

SALTMoor





Myrtle Tree Cottage, Saltmoor, Burrowbridge, Bridgwater, Somerset, TA7 0RL

 2
  4
  3
  341.6sqm

A charming detached period residence situated in a rural yet convenient location. Attractive gardens, range of outbuildings, double carport and summer house. Total plot extends to approx. 1.4 acres.

Freehold Guide Price £650,000

DESCRIPTION

Myrtle Tree Cottage is an attractive family home situated in an idyllic location on the edge of the Somerset Levels. This period residence has been well-maintained and upgraded by the current owner over the last 40 years and is now presented in good order throughout. This characterful property is set within gardens and grounds that extend to approximately 1.4 acres and benefits from a range of outbuildings that offer potential for a number of uses, subject to any necessary planning consents. The well-presented and versatile accommodation is arranged over two floors and briefly comprises; an entrance door opens into a useful porch with further door leading into the spacious hallway. From the hallway, access can be gained into the two reception rooms, kitchen, bedroom two and ground floor WC along with a staircase rising to the first floor. The principal reception room has a stone fireplace which houses a wood burner and French doors open out to the garden. The double aspect dining room also overlooks the garden and has bi-fold doors leading out. The kitchen is well-fitted with an extensive range of wall, base and drawer units with a mix of wood and granite worktops, twin sinks and integral appliances to include; dishwasher and fridge freezer. There is also space for a range style cooker if desired. The kitchen opens into a light and airy conservatory/breakfast room which takes advantage of the gardens. Finally on the ground floor is bedroom two with built-in wardrobes and a modern ensuite bathroom which includes; bath, shower enclosure, WC and vanity



sink unit. On the first floor you will find three double bedrooms, the principal of which benefits from an ensuite shower room and eaves storage. The modern family bathroom includes a four piece suite comprising; bath, shower enclosure, WC and vanity sink unit. In addition, the landing offers a further WC and two useful storage cupboards. An early viewing is strongly recommended to fully appreciate this wonderful family home.

OUTSIDE

The gardens and grounds of Myrtle Tree Cottage are a particular feature of the property and extend to approximately 1.4 acres. Predominantly laid to lawn with an abundance of shrubs and trees along with a plunge pool, pond, vegetable plots and greenhouse, copse and paddock, the outside space will appeal to families, keen gardeners and those with animals along with anyone who just wishes to enjoy the privacy and seclusion in one of the many seating areas. There are a range of outbuildings which include a double carport, detached garage with utility room, summer house and office/cabin offering the perfect place to work from home. A gravelled driveway provides ample parking and the property is gated and enclosed with hedge borders.

SERVICES & OUTGOINGS

We understand that mains electric and water are connected to the property. Septic tank for drainage and oil fired central heating.

Council Tax: *Somerset Council—Band D. Average income of £1400 per annum from solar panels.*

SITUATION

Saltmoor is a hamlet on the edge of the Somerset Levels. The small village of Burrowbridge which is under a mile away, with its famous Burrow Mump and ancient church ruins also has a more modern church and popular pub. The property is easily accessible to the surrounding towns and villages, including Bridgwater and Langport for day to day amenities including supermarkets, cafes, leisure facilities along with GP and dental practices. Street and Glastonbury, Street being well known for the independent school of Millfield and Taunton, the County Town of Somerset, with its shopping centre, three well known independent schools, Taunton School and King's and Queen's Colleges and King's College Preparatory School. Richard Huish also has an excellent reputation as a Sixth Form College and attracts students from far and wide.



There are excellent sports facilities, Taunton being the home of the County Cricket Ground and Taunton Race Course has regular meetings throughout the season. A main rail link can be found at Taunton and Bridgwater.

DIRECTIONS

What3words:///crush.deeds.sums

ADDITIONAL INFORMATION

Broadband: Standard broadband is available—highest available download speed 23 Mbps, highest available upload speed 2 Mbps. (Openreach).

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a LOW RISK from River/Sea flooding and VERY LOW RISK from Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).

Construction Type: Brick/block with a tiled roof.



VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

31-33 High Street, Bridgwater TA6 3BG

Email: residential.bridgwater@gth.net

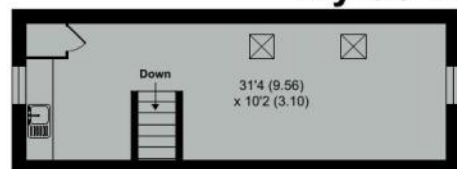
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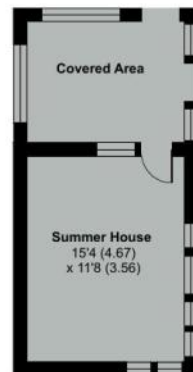
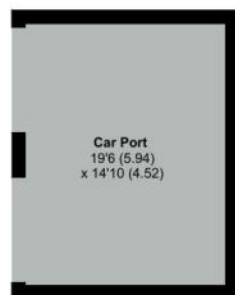
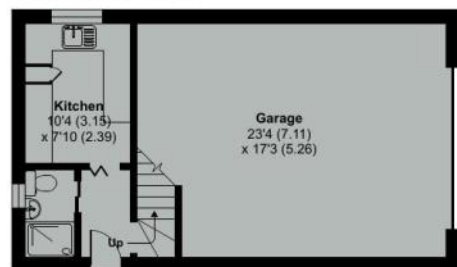
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MYRTLE TREE COTTAGE

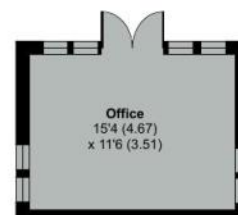
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ROOM ABOVE GARAGE



OUTBUILDING 1



OUTBUILDING 2



Denotes restricted head height

Approximate Area = 2395 sq ft / 222.4 sq m

Limited Use Area(s) = 68 sq ft / 6.3 sq m

Garage = 861 sq ft / 79.9 sq m

Outbuilding = 354 sq ft / 32.8 sq m

Total = 3678 sq ft / 341.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Greenslade Taylor Hunt. REF: 1528247



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

