

HORNBEAM COTTAGE

gth

RHODE





Hornbeam Cottage

Rhode, Bridgwater, Somerset, TA5 2AD

Bridgwater 3.2 miles; Taunton 10.2 miles; Bristol 42.5 miles

 2
  4
  2
  181.7sqm

A charming period barn conversion situated in a picturesque location with attractive gardens, double garage and parking. No onward chain.

Freehold Guide Price £400,000

DESCRIPTION

Hornbeam Cottage is a fine grade 2 listed period barn conversion which dates back to the 1850s and was beautifully and sympathetically converted in 2008 by the current owners with quality fixtures and fittings, whilst retaining original character features. Situated in a picturesque setting within this desirable rural location this charming property is now offered for sale with the benefit of no onward chain. The spacious, versatile and well-presented accommodation is arranged over three floors and briefly comprises; the front door opens into an entrance hall with useful coats cupboard, WC and door opening into the open plan lounge/kitchen/dining room. This double aspect room is a particular feature of the property with beamed ceiling, tiled floor and six windows which make this a lovely light and spacious room for family dining, entertaining and relaxing. The kitchen area is well-fitted with a good range of Shaker style wall, base and drawer units, Belfast sink and a built-in double oven and hob, along with space for further appliances. From the lounge, a staircase rises to the spacious first floor landing/study area with further staircase rising to the second floor and doors leading into the family bathroom and three bedrooms. The tiled bathroom is fitted with a four piece suite and comprises of; a WC, wash basin, corner shower cubicle and bath with hand held mixer shower attachment, there is also a heated towel rail and wall mounted mirror with light over. On the second floor you will find the principal bedroom suite with a walk-in wardrobe and ensuite tiled bathroom, which comprises of a three piece suite to include; bath with electric shower over and mixer hand held shower attachment, WC and wash basin and heated towel rail. Finally, a good sized office/study/5th bedroom completes the accommodation. This delightful and deceptively spacious property has a very homely feel which can only be appreciated when viewed.

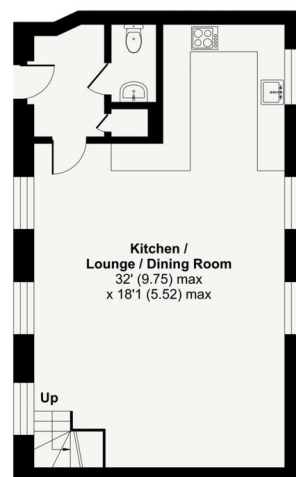


HORNBEAM COTTAGE

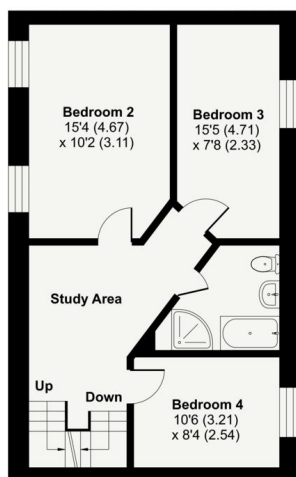
Hornbeam Cottage Rhode, Bridgwater, Somerset, TA5 2AD

Hornbeam Cottage = 1471 sq ft / 136.6 sq m
 Limited Use Area(s) = 173 sq ft / 16 sq m
 Double Garage = 312 sq ft / 28.9 sq m
 Total = 1956 sq ft / 181.7 sq m

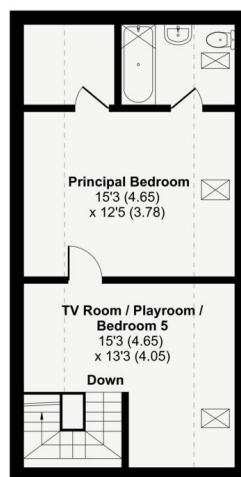
For identification only - Not to scale



HORNBEAM COTTAGE
GROUND FLOOR

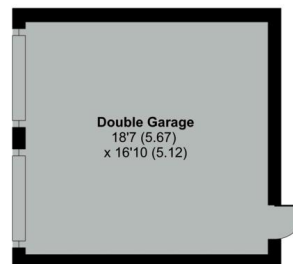


HORNBEAM COTTAGE
FIRST FLOOR



HORNBEAM COTTAGE
SECOND FLOOR

Denotes restricted
head height



Double Garage
18'7" (5.67)
x 16'10" (5.12)

OUTSIDE

To the front of the property is an attractive original brick pathway and gravelled area, nicely screened by an original stone wall covered with trailing clematis. Two steps lead down to a patio with a sunken hot tub, which offers a great deal of privacy and is the perfect place to unwind. The remainder of the garden is laid to lawn with gravel borders and surrounded by mature shrubs, herbaceous borders, climbing roses and a beautiful clematis. The garden offers space for outside dining and summer entertaining along with enough room for children to play. To the side of the garden is a double garage, with electric roller doors, power, light and plumbing which offers the option to be utilised as a laundry room. In front of the garage the gravel area provides two parking spaces.

SERVICES & OUTGOINGS

We understand that mains electric and water are connected to the property. Oil fired central heating. Treatment plant for drainage. Fee for treatment plant services split equally between 3 properties as well as costs for shared drive. Water treatment plant service £50 per annum. Water treatment plant cleaning £90 per annum. Water treatment plant electricity supply approximately £100 per annum. **Council Tax:** *Business rates apply as property had been used as a holiday let.*

SITUATION

This attractive period cottage is situated in a rural area with views of open farmland. The Quantock Hills lies to the west and are an area designated of being of Outstanding Natural Beauty. These hills offer opportunities for walking, riding and other rural pursuits whilst the small town of North Petherton is within about a mile, providing superb day-to-day amenities. The county town of Taunton lies to the south within about 8 miles and Bridgwater lies to the north within 2-3. Both towns provide multiple shopping and scholastic facilities with Taunton hosting a number of noted Public schools namely Kings, Queens and Taunton with Millfield at Street. A high speed train service is available from Taunton to London Paddington and access to the M5 motorway is at junction 24 within 3 miles.

DIRECTIONS

What3words:///eagles.ending.page

ADDITIONAL INFORMATION

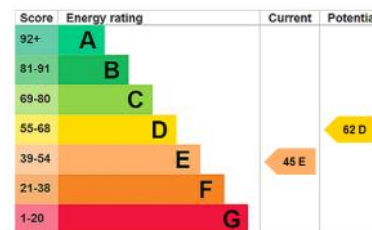
Broadband: Satellite ADSL broadband is available—highest available download speed 1000 Mbps. **Mobile Coverage:** Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

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

Construction Type: Brick built with roof tiles



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: 1436486



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.



gth

VIEWING

Strictly by appointment with the agents
Greenslade Taylor Hunt.

31-33 High Street, Bridgwater, Somerset, TA6
3BG

Email: residential.bridgwater@gth.net

Tel: 01278 425555 | Ref: TAU230164

GREENSLADE TAYLOR HUNT
www.gth.net