

RYDON COTTAGE

gth

WEST NEWTON





Rydon Cottage, West Newton, Bridgwater, Somerset, TA7 0BZ

Bridgwater 5.9 miles; Taunton 6.2 miles; Bristol 43.5 miles

 2
  5
  2
  203.2sqm

A charming detached cottage situated in a desirable rural location. Attractive gardens, outbuildings & garage, ample parking. Total plot approx. 1.3 acres.

Freehold Guide Price £610,000

DESCRIPTION

Rydon Cottage is a striking detached residence which we believe dates back to the late 19th century. The property has been well-maintained and sympathetically refurbished in more recent years. This spacious family home offers a wealth of charm and character and is situated in a picturesque, yet convenient location with stunning views of the surrounding countryside

The versatile accommodation is arranged over two floors and briefly comprises; an entrance porch opens into the hallway with staircase rising to the first floor, opening through into the dining room and door leading into the snug. Both the dining room and snug overlook the front gardens. The snug benefits from an understairs storage cupboard and a feature fireplace. The dining room is a well-proportioned room with doors providing access into both the lounge and kitchen/breakfast room. The lounge is a triple aspect room with a beautiful stone fireplace which currently houses a multi-fuel burner. Two sets of patio doors opening out to the gardens. The spacious kitchen/breakfast room can be found at the rear of the property and is well-fitted with an extensive range of 'Shaker' style kitchen units along with a range cooker, Belfast sink and space for a dishwasher and fridge freezer. Finally on the ground floor you will find a useful utility and WC.

On the first floor landing, doors open into 5 bedrooms and a 6th/study.



The principal bedroom has the benefit of a built-in wardrobe and ensuite bathroom. A family bathroom completes the accommodation. An early viewing is essential to fully appreciate this attractive home in a prominent position with far reaching countryside views.

OUTSIDE

The gardens and grounds of Rydon Cottage have been beautifully maintained and are a particular feature of the property, extending to approximately 1.3 acres. Immediately at the rear you will find a raised decked area which is an ideal space for alfresco dining and summer entertaining. A section of the garden has raised beds which are perfect for growing vegetables and here you will also find a greenhouse and summer house, insulated and with power and light. There is an extensive lawned area, two wildlife ponds and an orchard with an abundance of both mature and young trees. Double iron gates provide access and open onto a sweeping driveway that leads to parking and turning areas. A range of outbuildings include; a double garage, garden store, wood store, workshop and potting shed. The outbuildings could offer a number of uses, subject to any necessary planning consents. Rydon Cottage is bordered by mature hedgerow and trees which offer a good degree of privacy and seclusion.

SERVICES & OUTGOINGS

We understand that mains electric and water are connected. LPG gas central heating and private drainage to a septic tank.

Council Tax: *Somerset Council—Band F.*

SITUATION

The property is situated on the edge of West Newton and with easy access to the A361 and A38, Taunton to Street and Bridgwater roads. Local amenities can be enjoyed at North Petherton which hosts a Tesco’s Express, pharmacy, health care centre, pub, takeaways, restaurants, active rugby club, cricket club and primary school. Access to the M5 can be found at junctions 24 and 25 connecting the West Country to the North and the East. The county town of Taunton lies approximately 6 miles to the west hosting all the amenities you would expect from a county centre along with a direct rail link to London Paddington. The cities of Bristol and Exeter are both within an hour’s drive and host international airports.

DIRECTIONS

What3words:///springing.cost.skipped

From junction 24 of the M5 motorway at the roundabout turn left



towards North Petherton on Taunton Road. Proceed through the town of North Petherton and as you exit continue past North Petherton Rugby Club and continue for approximately 3/4 mile where you turn left onto Moon Lane as sign posted to North Newton. Proceed along to the junction, turning right onto Brook Street. Continue for approx. 0.6 miles and the property will be found on your left hand side., identified by a 'For Sale' board.

ADDITIONAL INFORMATION

Broadband: FTTP—Standard broadband is available—highest available download speed 14 Mbps, highest available upload speed 1 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 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: Stone



VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

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

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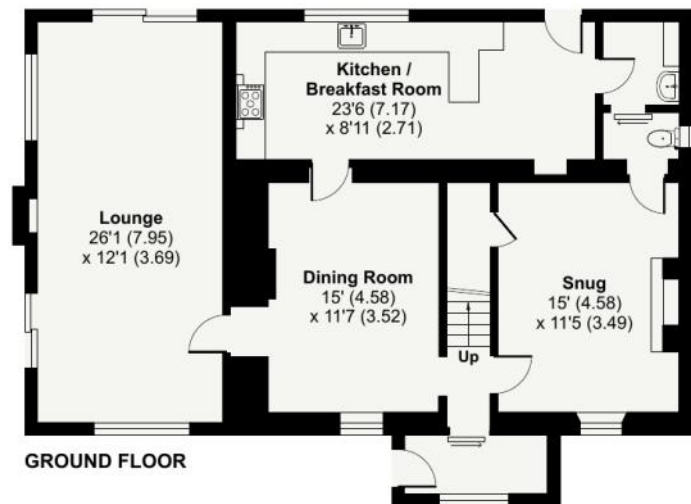
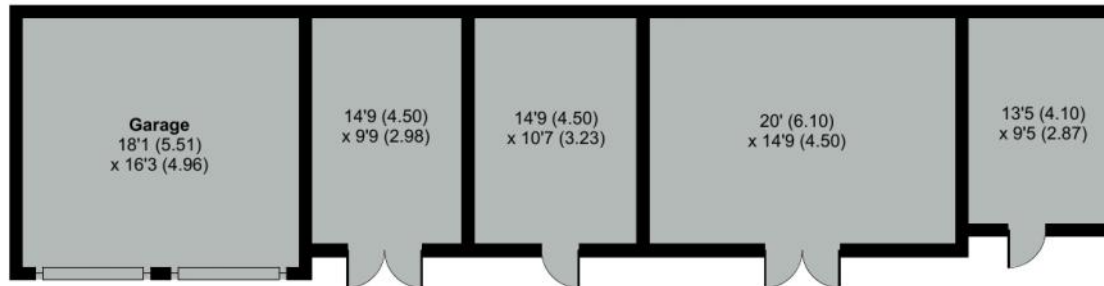
Approximate Area = 2187 sq ft / 203.2 sq m

Garage = 294 sq ft / 27.3 sq m

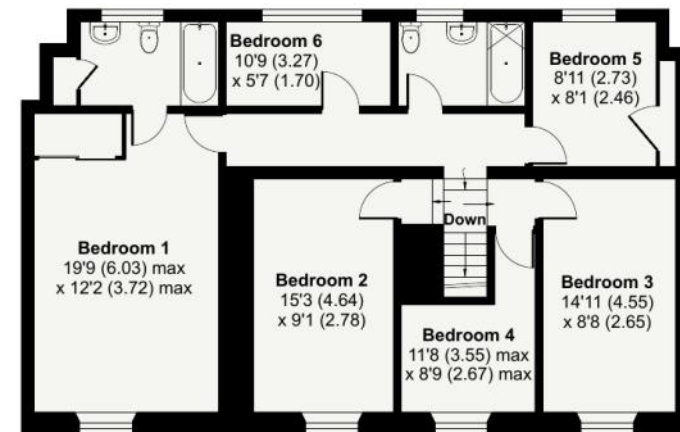
Outbuilding = 722 sq ft / 67.1 sq m

Total = 3203 sq ft / 297.6 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). © nitchcom 2025. Produced for Greenslade Taylor Hunt. REF: 1256115



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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.

