

SANDFORD COTTAGE

gth

WEMBDON





Sandford Cottage, 2 Skimmerton Lane, Bridgwater, Somerset, TA5 2AX

Bridgwater 3.0 miles; Taunton 13.4 miles; Bristol 34.8 miles

 2
  4
  2
  216.3sqm

A charming period cottage situated in a rural yet convenient position. In need of complete refurbishment. Garage, parking and good sized gardens. Total plot approx. 1.25 acres. No onward chain.

Freehold Guide Price £475,000

DESCRIPTION

Sandford Cottage is a detached period cottage which dates back to the 1800's and is brought to the market for the first time in 70 years. Now in need of complete refurbishment the property is offered for sale with no onward chain. Situated in a pretty setting on the edge of the village of Wembdon.

The spacious and flexible accommodation is arranged over two floors and briefly comprises; an entrance door opens into a boot room which leads into the hallway with useful storage cupboard, ground floor shower room, staircase rising to the first floor and doors providing access into the kitchen and study. The kitchen is fitted with a range of wall, base and drawer units along with an Aga. The study has an opening through to the dining room which has a fireplace and two windows overlooking the front garden. From the study a step up leads into the main entrance hall, porch and front door along with double doors offering access into a well-proportioned triple aspect sitting room, again with a fireplace and an alcove with storage and shelving.

On the first floor you will find a spacious split landing with a family bathroom and four bedrooms, two of which have built-in cupboards and all have views to either the front or rear overlooking the



gardens and neighbouring countryside.

An early viewing is essential to fully appreciate this period family home.

OUTSIDE

The gardens and grounds are a particular feature of Sandford Cottage and extend to approximately 1.25 acres. Predominantly laid to lawn with an abundance of mature shrubs, plants and trees. Also within the garden is a stable/storage shed and garage with utility area and workshop. A gravelled area provides ample parking and the property is nicely enclosed with hedgerow, fencing and five bar gate offering access.

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 E.*

SITUATION

The property is situated along a country lane on the favoured west side of the town of Bridgwater within the area known as Wembdon. Within the village of Wembdon is a Church and Primary School and a garage/convenience shop is within walking distance. The town centre of Bridgwater is approximately 1.5 miles distance and offers multiple shopping, leisure and scholastic facilities. There is a bus service into town, a mainline rail link approximately 2 miles distance and access to the M5 motorway at Junctions 23 and 24. The Quantock Hills, known as an area of outstanding natural beauty (AONB) are a short drive away and is the perfect place for outdoor pursuits, walking, cycling and riding.

DIRECTIONS

What3words:///booster.maddening.dusty—From Bridgwater leave the town in a north westerly direction onto North Street and at the mini roundabout, take the first exit onto Wembdon Road. Continue to the next roundabout taking the first exit on to the A39. Continue



for a short distance and as you approach Budgens Garage on your right, take the right turning immediately after into Skimmerton Lane. The property will be found on your left hand side and identified by a 'For Sale' board.

ADDITIONAL INFORMATION

Broadband: Standard broadband is available—highest available download speed 11 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: Part stone built, part rendered concrete 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

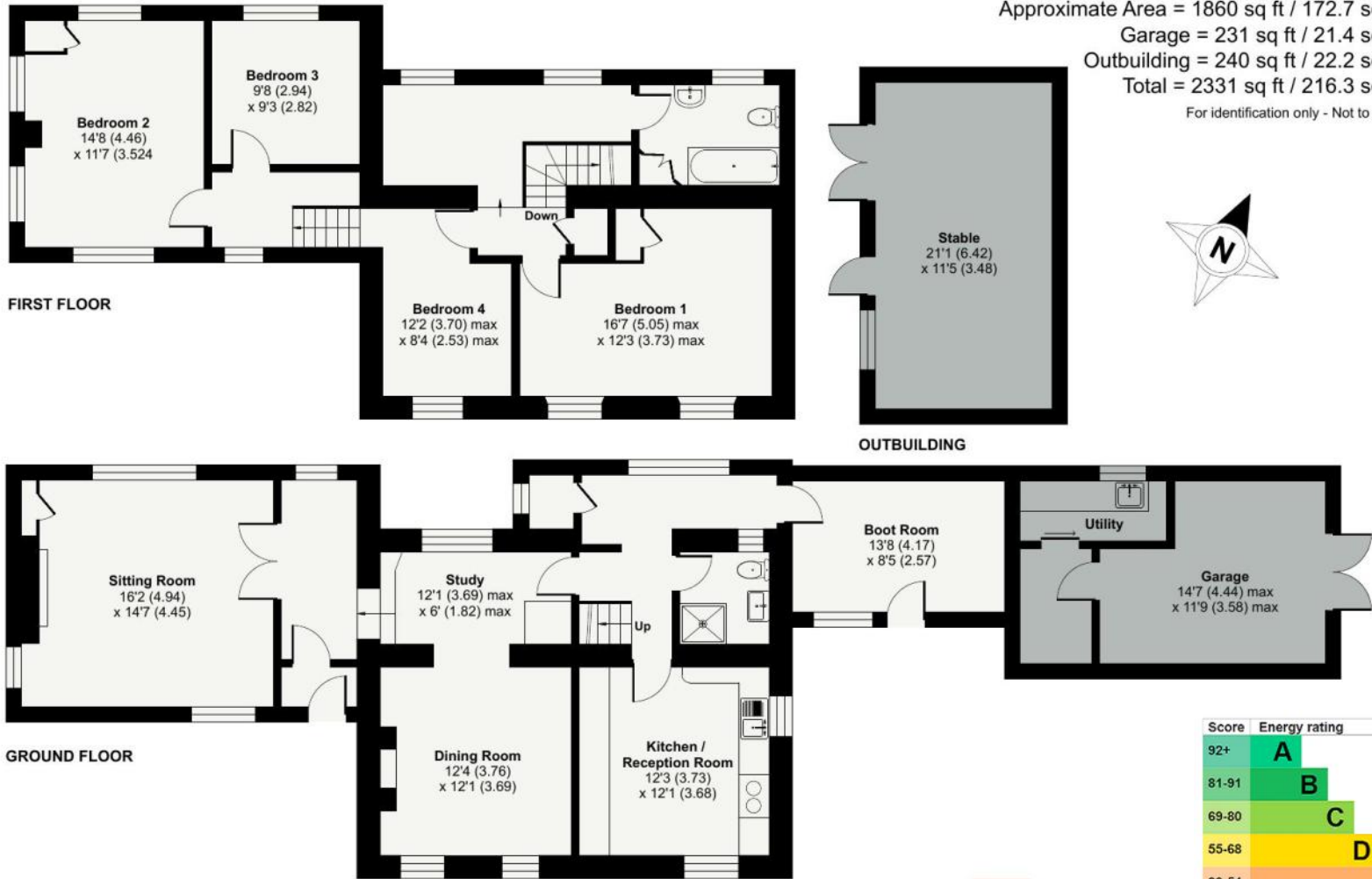
Tel: 01278 425555 | Ref: BRI260039

GREENSLADE TAYLOR HUNT
www.gth.net

SANDFORD COTTAGE

Skimmerton Lane, Wembdon, Bridgwater, TA5 2AX

Approximate Area = 1860 sq ft / 172.7 sq m
Garage = 231 sq ft / 21.4 sq m
Outbuilding = 240 sq ft / 22.2 sq m
Total = 2331 sq ft / 216.3 sq m
For identification only - Not to scale



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: 1509978



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F	36 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.

