BROOKSIDE ROAD

gth

COMBWICH









34 Brookside Road,

Combwich, Somerset, TA5 2QW

Bridgwater 7 miles; Taunton 14 miles; Bristol 44 miles

3 | 4 | 2 | 295 sq m

A beautifully presented period residence with a one bedroom annexe, outbuildings and swimming pool complex. Situated on a plot of approx. 0.77 acres on the edge of this desirable village.

Freehold Guide Price £665,000

DESCRIPTION

Brook House is a delightful period residence situated on the edge of this desirable village. The property was formerly the village bakery and we believe, dates back to the 1850's. It has been beautifully maintained and offers spacious and flexible accommodation arranged over 3 floors. There is also an additional one bedroom annexe; The Old Dairy, which is currently offered as a holiday let with an income stream of £20,000 per annum currently but with potential for more. The owners have added a lodge which is perfect for guest accommodation and includes; a kitchenette, toilet and living/sleeping area with pathway providing access.

The attached property is very characterful whilst offering contemporary kitchens with American Oak worktops, beautiful bathroom suites, a combination of solid Oak and Porcelain tiled floors and multi-fuel/log burners in the lounge, dining room and annexe.

An entrance door opens into the welcoming hallway with staircase rising to the first floor and doors opening into the sitting room and the kitchen/breakfast room. The beautiful sitting room is front aspect with an attractive bay window. To the rear of the property is a fantastic open plan kitchen/breakfast & dining room which is a

particular feature of the property, with patio doors opening out to the garden. From the dining room there is a useful utility and access into the self-contained annexe which is also beautifully presented, arranged over 2 floors and with own entrance but can also be incorporated into the main house for a dependent relative.

On the first floor of the main house there are 2 double bedrooms and a family bathroom with Victorian style suite with separate corner shower cubicle. On the second floor there is a further double bedroom with ensuite WC.

An early viewing is essential to fully appreciate this truly beautiful property.

OUTSIDE

Outside, the property is approached through electric gates onto a gravel driveway, providing parking for several vehicles. There are a range of outbuildings to include; home office with Wi-Fi and log burner, lodge, utility and garden store which houses the ride-on mower (included). The former garage has been converted into a gym/workshop with further storage and Upvc patio doors. A good sized storage room is retained. The pool complex is another feature of the property with approx. 9m x 5m heated swimming pool, cloakroom/changing room & hot tub. Within the last 4 years the pool pump and heating system have been replaced. To the rear of the pool is an attractive patio area with summerhouse, offering a good deal of privacy and seclusion, ideal for entertaining. Beyond the patio is a 7m x 4m lodge. The remainder of the garden is laid to lawn with an orchard to the rear with apple, pear and plum trees, all of which is surrounded by mature hedging on a total plot size of approximately 0.77 acres.

SERVICES & OUTGOINGS

We understand that mains electric, water and drainage are connected to the property. Oil fired central heating.

Council Tax: Somerset Council—Band C

SITUATION

Brook House is situated on the edge of the village of Combwich which can be found a short distance from the A39 Minehead road. Combwich offers a village shop, post office, pub, church and village hall. It is also well known for its estuary and pretty coastal walks. Bridgwater can be found 5 miles to the east and offers a wider range







shopping and leisure facilities. There is a mainline rail link and access to the motorway network via the M5 at junctions 23 and 24. A 10 mile drive over the Quantock Hills gives access to the county town of Taunton where there is a comprehensive range of educational, leisure and retail facilities as you could expect from a major regional centre together with a number of noted public schools.

DIRECTIONS

What3words:///thundered.simulations.laminated

ADDITIONAL INFORMATION

Broadband: FTTP—Superfast broadband is available—highest available download speed 80 Mbps, highest available upload speed 20 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 and Surface Water flooding







VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

31-33 High Street, Bridgwater, TA6 3BG

Email: residential.bridgwater@gth.net

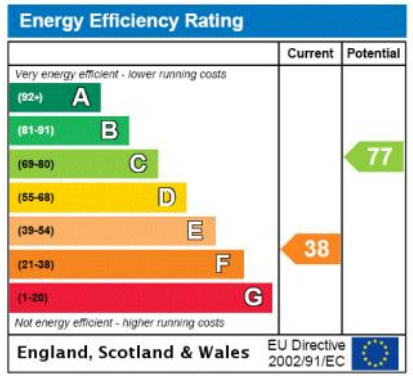
Tel: 01278 425555| Ref: BRI240170

GREENSLADE TAYLOR HUNT
www.gth.net

Brookside Road, Combwich, Bridgwater, TA5 2QW

APPROX. GROSS INTERNAL FLOOR AREA 3171 SQ FT 294.5 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & OUTBUILDINGS & UTILITY)





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2020 **Produced for Greenslade Taylor Hunt REF : 574358**

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.









