

# RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



94 BATH ROAD, KNOWLE, BRIDGWATER, SOMERSET, TA7 8PJ







**94 BATH ROAD,  
KNOWLE, BRIDGWATER, SOMERSET, TA7 8PJ**

*Bridgwater 3 miles, Street 9 miles, Glastonbury 12 miles, Somerton 15 miles,  
Wells 18 miles, Taunton 16 miles and Bristol 36 miles.*

A beautifully presented, character filled detached property that has been fully renovated in recent years, creating a spacious and stunning family home.

A wonderful blend of original character features and sympathetic modern updates throughout.

With four bedrooms, three receptions and two bathrooms, along with superb gardens, a double carport, garage and workshop, extensive parking and an additional paddock.

Total plot approaching approx. 1 acre.

Guide Price £799,950

**Accommodation**

The property is located in an ideal position for those looking for the combination of a rural lifestyle, with direct access onto the King Sedgemoor Drain river and local countryside walks, yet retaining excellent commuting links and access to local amenities with the M5 and nearby town of Bridgwater just minutes away.

Originally a bank of three c18th Century cottages, this stunning detached property offers spacious, versatile accommodation that has been extensively renovated and improved by the current owners, ensuring that the wonderful original features are complemented by stylish, modern necessities.

The accommodation spreads over two floors, with original features being the hallmark of this beautiful property and are present wherever you look, these include; exposed stone walls, ceiling beams and original doors.

The main entrance lies at the side of the property and brings you in via the very handy, quarry tiled boot room -essential for countryside pursuits. Within the boot room is an array of storage options and the recently upgraded oil fired central heating boiler. A large utility/pantry provides further storage units, a sink and plumbing for laundry facilities.









Heading through to the kitchen/diner, you will feel the true heart of the home. The room extends to approximately 25' and has been beautifully equipped with a comprehensive range of farmhouse style wall, base and display units, complemented by the beamed ceiling and exposed stone walls. The kitchen is fitted with a range of appliances, including an electric AGA 'Master Chef' range cooker. The kitchen benefits from a south facing aspect, ensuring that it is bathed in natural sunlight and offers a delightful outlook across the garden. A patio door opens out onto the garden, whilst a further doorway conceals a second staircase.

From here, a concealed staircase rises to the first floor, whilst the sitting room follows on through at the rear and is a lovely, cosy room with a wood burner, stone fireplace, oak beamed ceiling and part exposed stone walls. Off to the side is a unique, rounded 'Turret' room which is currently used for storing and displaying wine, whilst a further doorway opens onto the rear inner hall which provides access to a luxury bathroom and a secondary sitting room.

The bathroom has been delightfully appointed with a classic white suite which offers both a large panel bath and a double width shower, whilst the secondary sitting room, or garden room, enjoys an enviable vista over the garden, thanks to its floor to ceiling windows and door which opens out onto the terrace.

Upon the first floor you will find plenty more space to suite most families, with four double bedrooms and a second luxury bathroom, also with a bath and separate shower. Continuing from the ground floor, there is an abundance of character on show, with exposed beams and vaulted ceilings seamlessly fitting in with the stylish additions.

## Outside

The property boasts a large and attractive, south facing garden that has been carefully landscaped and offers an abundance of flora and fauna all year round and are enclosed with high wooden gates offering a good degree of security, privacy and seclusion.

Additionally, the owners have purchased extra land, creating a spacious yard with secure parking and a barn/double car port, as well as an additional paddock which would be ideal for a pony. In total, the grounds stand at just under an acre and, with the flexible space, offers various possible home business or small holding opportunities.









The gardens are largely laid to lawn with a variety of well stocked beds, an orchard containing a variety of fruit trees, mature vines and a stunning wisteria that spans the property and is believed to be around 150 years old. Additionally, there are former village hand pump wells, as well as a working garden for the cultivation of fruits and vegetables with a polytunnel, a hen house and run.

Within the garden is a summer house which provides a perfect space for alfresco dining and entertaining all year round, a stone BBQ with light and power and a patio seating terrace, all of which make the most of the sunny, southerly aspect. At the bottom of the garden there is gated access down onto the river, where possible fishing and countryside walks sit upon the doorstep.

The property further benefits from a secure, extensive driveway/parking area for numerous vehicles, along with a double garage and adjoining workshop, which offers further scope for a multitude of varying uses.

#### **Tenure and other points**

Freehold. Not Listed

The property benefits from mains water and electricity.

Private drainage via septic tank.

Oil fired central heating, including a recently replaced tank, boiler and radiators.

Council Tax Band F. EPC Rating G.

**What3words:** roosters.pets.threading

#### **ABOUT THIS AREA**

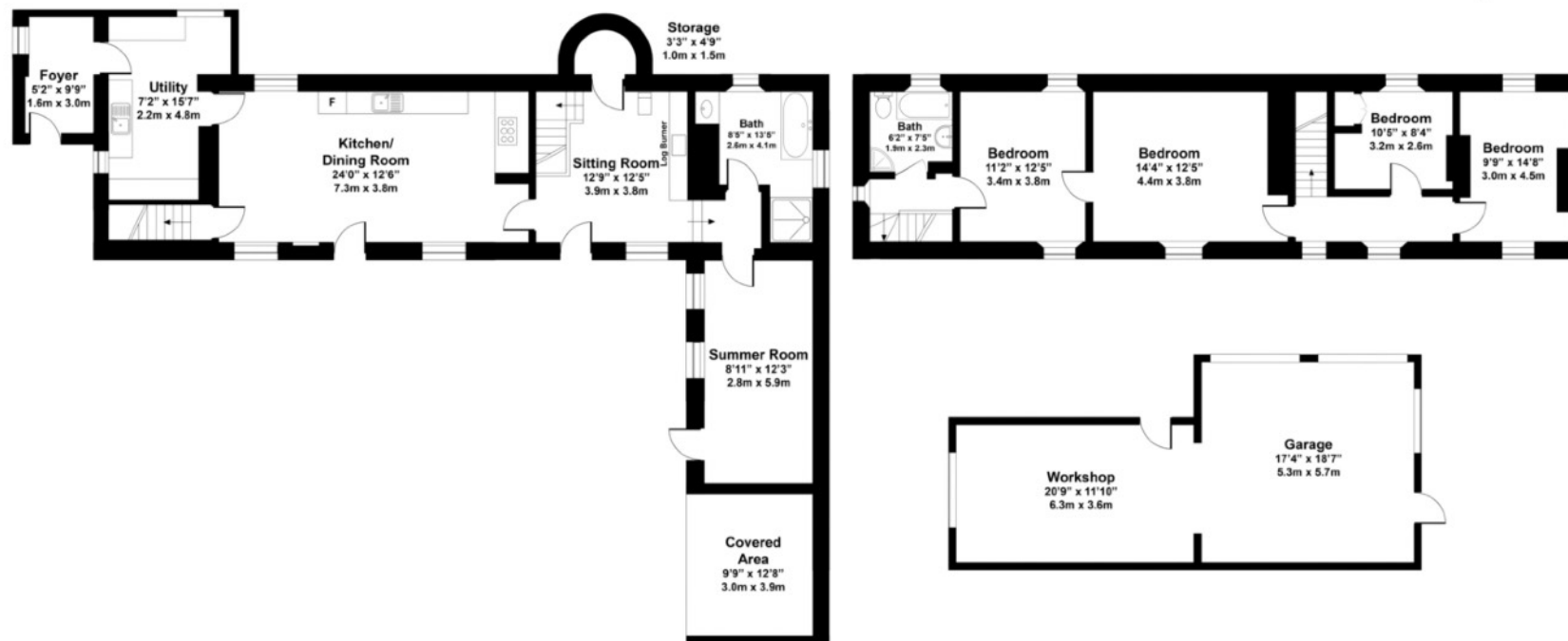
*Situated within the hamlet of Knowle and backing onto the King Sedgemoor Drain River, the property sits approximately 2 miles from the market town of Bridgwater and offers superb communication links, whilst enjoying fantastic countryside on the doorstep.*

*The nearby village of Puriton has a range of facilities and shops including a primary school and village hall. Within easy driving distance are various small towns and larger villages that provide range of shopping, cultural and sporting activities. These include Street, Glastonbury & Wells, with Bristol also within commuting distance.*

*Further south the county town of Taunton with a direct line to London Paddington and an extensive range of shopping, leisure and scholastic facilities with three noted Public Schools.*



**The Three Chimneys, 94 Bath Road, Knowle, Bridgewater TA7 8PJ**



**Approximate Gross Internal Area**

Ground Floor: 1163 sqft - 108.0 sqm  
First Floor: 732 sqft - 68.0sqm  
Garage: 506 sqft - 47.0 sqm  
Total: 2401 sqft - 223.0 sqm

This plan produced for Roderick Thomas and is not to scale and is for illustrative purposes only. Whilst every attempt has been made to ensure the accuracy of the details and measurements depicted there is no guarantee as to their veracity and no responsibility is taken for error, omission or misrepresentation or any of the details shown. Where room dimensions are not square, the measurements depicted are of the maximum length or width of the room and this may be taken into account when estimating the total floor area of the building. With the exception of eaves storage, Approximate Gross Internal Area includes fitted / built in cupboards, hallways and staircases. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**VIEWINGS** - interested parties are advised to check availability and current situation prior to travelling to see any property.

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