

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



CONGREGATION HOUSE, 9A WOOLAVINGTON ROAD, PURITON, BRIDGWATER, TA7 8BE



Congregation House,

9a Woolavington Road, Puriton, Bridgwater, TA7 8BE

Bridgwater 2 miles, Street 9 miles, Glastonbury 12 miles, Somerton 15 miles, Wells 18 miles, Taunton 16 miles and Bristol 36 miles.

An attractive stone-built converted chapel, situated in a central position within the desirable Polden Hill village of Puriton.

This characterful property combines Gothic architectural features with spacious and versatile accommodation, offering a unique blend of period charm and practical modern living.

The accommodation is well proportioned throughout, with flexible reception rooms which offer options for a further 5th ground floor bedroom or home office.

Outside, a smart enclosed rear garden which offers a good deal of privacy, with off road parking to the front.

SUMMARY

Approaching from the front through the iron railing and gate boundary, an arched doorway opens into a spacious entrance porch with a useful storage cupboard.

This in turn leads through to an impressive main living and dining room extending to over 30 feet in length. This superb reception space enjoys numerous stone mullion Gothic-style double glazed windows, a focal fireplace gas fired stove with stone surround and a wooden staircase rising to the first floor which naturally divides the living and dining areas. Further features include exposed timber flooring, original wood carvings and in the south-west corner of the room is a home bar, which is believed to have been the pulpit previously.

Leading from the main reception room, a rear inner lobby provides access to a cloakroom and a generous kitchen/dining room extending to over 20 feet in length. The kitchen is fitted with a classic range of painted, light coloured shaker style range of cabinetry complemented by stained oak and granite work tops and tiled flooring. There are ample recesses for domestic appliances, a large gas fired Aga and a door providing access to the rear garden.

Adding further practicality, there is also a separate utility room housing the gas boiler (replaced and regularly serviced), together with plumbing for a laundry facilities.

From a second entrance lobby there is a further spacious study extending to over 18 feet with an attractive front aspect. This room is currently being used an additional guest bedroom, providing further versatility to suit individual needs and requirements.





To the first floor the landing leads to a collection of four well-proportioned bedrooms including a principal bedroom with an en-suite shower room together with a further family bathroom. Bath bathrooms have been replaced during the current ownership, along with the roof and windows (warranties supplied).

OUTSIDE

To the front of the property there is off-road parking for two vehicles with stone walling and side access.

The rear garden offers a good degree of privacy and provides an attractive outdoor space with a paved seating area with covered pergola over, a central lawn with and a further seating area, rockery with planted beds, all enclosed by timber fencing for an ideal relaxation or outdoor dining spot.

LOCATION

Puriton is a popular village located on the slopes of the Polden Hills and offers a strong sense of community together with convenient access to nearby towns including Bridgwater, Street and Taunton.

The village itself benefits from local amenities including a village shop, church and community hall. Schooling in the area includes Puriton Primary School, Woolavington Village Primary School, Robert Blake School and Bridgwater College Academy, with further education available at Street, Bridgwater & Taunton.

Transport links are excellent with Junction 23 of the M5 motorway within easy reach providing convenient access to Bristol, Exeter and beyond, whilst Bridgwater railway station offers regular services to major destinations.

The surrounding countryside provides excellent opportunities for walking and recreation including the nearby Polden Hills, the Somerset Levels and the Quantock Hills, together with the Somerset coastline within easy reach.

Tenure, Other Points And Improvement Works

Leasehold - 1000 years from 31st March 1826.

No maintenance or ground rent charges.

Gas fired central heating, mains water and drainage.

Somerset Council - Council Tax Band: F

EPC Rating: D

Roof replacement in 2024 (with a 20 year warranty)

Most windows replaced during current ownership (with 10 year FENSA backed warranty)

Boiler replaced in 2022 with annual British Gas service

All bathrooms replaced during current ownership





Important Notes

Please see all the notes below – particularly the section referring to identity and AML requirements

Identity verification & Anti Money Laundering (AML) Requirements

As Estate Agents we are required by law to undertake Anti Money Laundering (AML) Regulation checks on any purchaser who has an offer accepted on a property.

We are required to use a specialist third party service to verify the purchaser(s) identity.

The cost of these checks is £60 (inc. VAT) per person. This is payable at the point an offer is accepted and our purchaser information forms completed, prior to issuing Memorandum of Sales to both sellers and buyers and their respective conveyancing solicitors. This is a legal requirement and the charge is non-refundable.

Property Details

Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings.

No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Buyers must rely on information passed between the solicitors with regard to items included in the sale. Purchasers must satisfy themselves on all matters by inspection or otherwise.

VIEWINGS

Interested parties are advised to check availability and current situation prior to travelling to see any property.

All viewings are by appointment with the Agents.

Roderick Thomas, London House, New Street, Somerton TA11 6NU

P.S.

A few extra comments

Mortgages – we can help.

Bridging loans – We can help.

Moving house is complicated and stressful when a sale and purchase need to be tied together in terms of finance and timing.

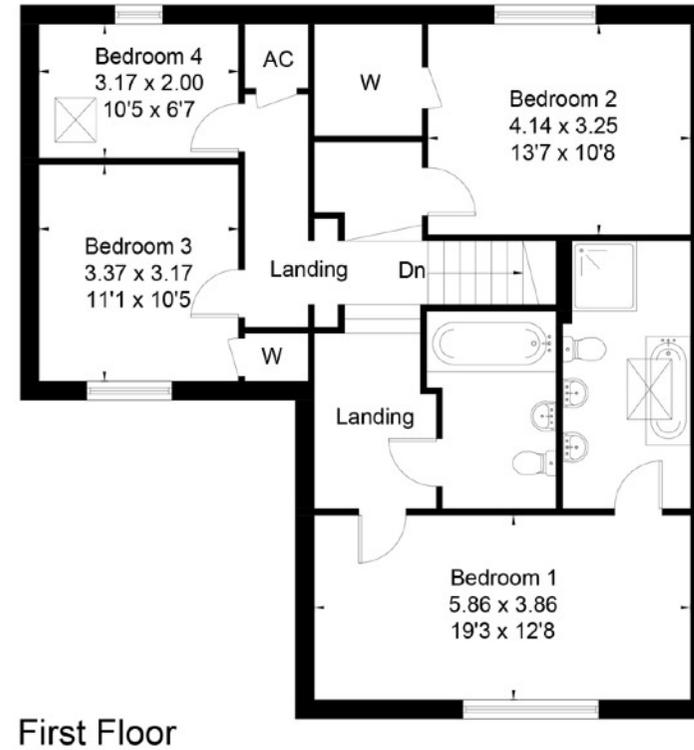
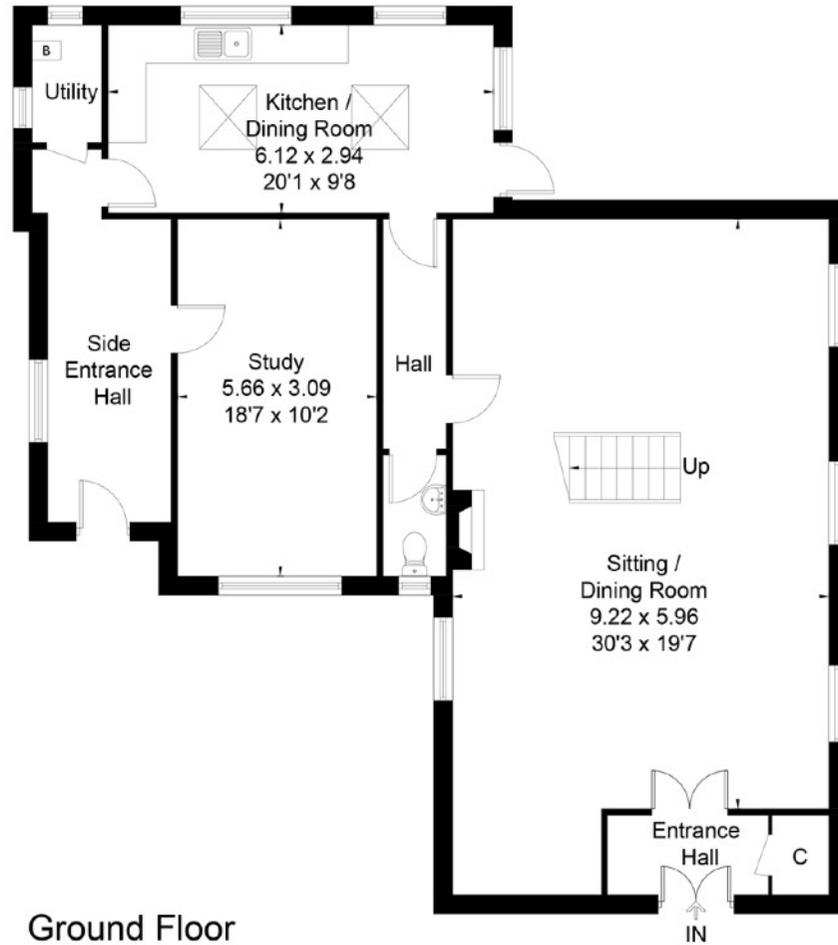
Sometimes we can negotiate an agreement to suit both sellers and buyers.

Sometimes a bridging loan can solve problems and remove stress.

Call us for information on any of these points.



Approximate Floor Area = 207.1 sq m / 2229 sq ft



Drawn for illustration and identification purposes only by @fourwalls-group.com #104504

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