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Poples Cottage



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Enmore, Bridgwater, Somerset, TA5 2AQ



Bridgwater 4 Miles  
Taunton 9.5 Miles  
Junction 24 (M5 Motorway) 5 Miles  
Bridgwater Train Station (Trains to Bristol & Taunton) 3.5 Miles

**A substantial period house with separate cottage and grounds of approximately 1.8 acres.**

- Delightful Rural Location
- Beautifully Presented Accommodation
- Four Reception Rooms
- Kitchen & Utility Room
- Five Bedrooms, One En-suite
- Separate Two Bedroom Cottage
- Stabling & Garaging
- Grounds of Approximately 1.8 Acres

**Guide price £695,000**

## SITUATION

Poples Cottage is situated in a wonderful location at the foot of the Quantock Hills. The property enjoys a delightful outlook over the surrounding countryside with 360 degree views offering tremendous privacy and seclusion, whilst being a short distance from the village. Amenities including two Public Houses, Primary School, Parish Church and Enmore Golf Club. Bridgwater and Taunton both offer a good range of recreational, scholastic and shopping facilities.

## DESCRIPTION

Poples Cottage is a substantial period house, which is believed to date back to the 1500s. The owners have sympathetically improved and extended the house, yet it retains many of its period features including inglenook fireplaces and beamed ceilings.

## ACCOMMODATION

An entrance porch opens through to a reception hall with a downstairs cloakroom. The sitting room has a fireplace with Hamstone pillars and a wood burning stove, window seat to the front and a turning staircase to the first floor. An archway leads to the family room with French doors to the rear terrace. The dining room has an inglenook fireplace with a bread oven, flagstone hearth and wood burning stove. The kitchen has a range of matching units. There is a built in oven, hob and cooker hood, twin Belfast sinks, built in fridge. A twin Rayburn oven also provides the central heating and hot water. There is a walk in pantry and slate floors throughout. An archway leads through to the breakfast room, which in turn leads through to the utility room with a stable door to the garden.

On the first floor, the master bedroom has double aspect windows with superb

views. The dressing room has built in wardrobes. The shower room has a fitted suite with a corner shower cubicle, WC, wash hand basin. Bedrooms two, three and four are all doubles and enjoy wonderful views. There is a rear landing leading to bedroom five and the family bathroom, with a free standing roll top bath and stunning views through an arch window with a generous sized shower cubicle, wash hand basin and WC.

## THE COTTE

This separate cottage includes an entrance lobby with a door through to the sitting / dining room with dual aspect windows. A door opens to a separate room containing an oil fired boiler for central heating and water. The kitchen is fitted with a range of units. There is a rear lobby with a door to the garden and to the shower room and stairs to the first floor. There are two bedrooms and a separate bathroom. The Cotte also has its own secluded garden and patio area.

## OUTSIDE

The property is approached over a long sweeping driveway, which is surrounded on both sides by open fields. There is a double open garage with storage, electricity, light and power. There are equestrian facilities including two loose boxes, a tack room and a gravelled yard area providing access to the paddock.

The gardens are delightfully landscaped and are laid to lawn with deep planted herbaceous borders and a summerhouse. There is a range of fruit trees and a substantial terrace to the rear of the property.

## DIRECTIONS

From Taunton proceed past the Enmore Inn on the right hand side. Continue for a short distance where the property can be found as indicated by a Stags "For Sale" board.



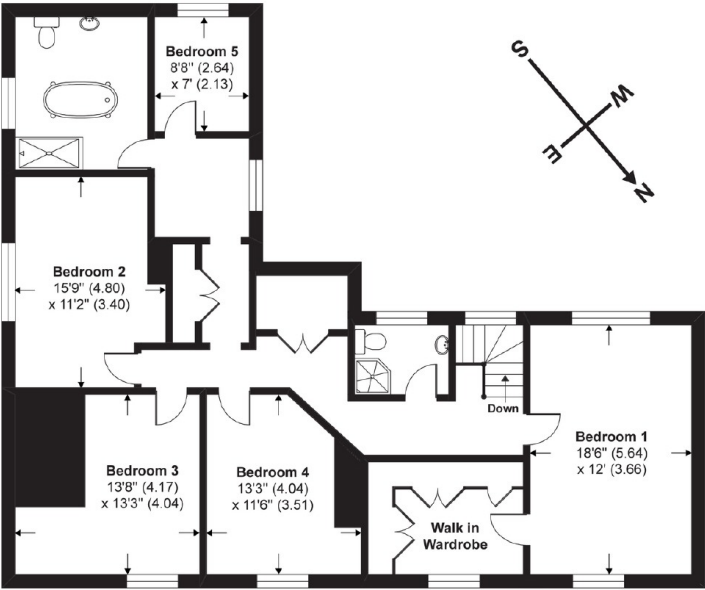




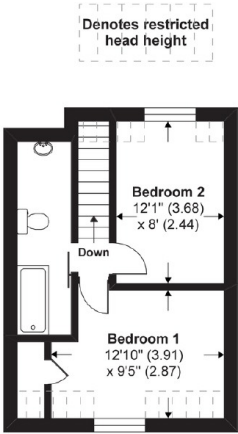
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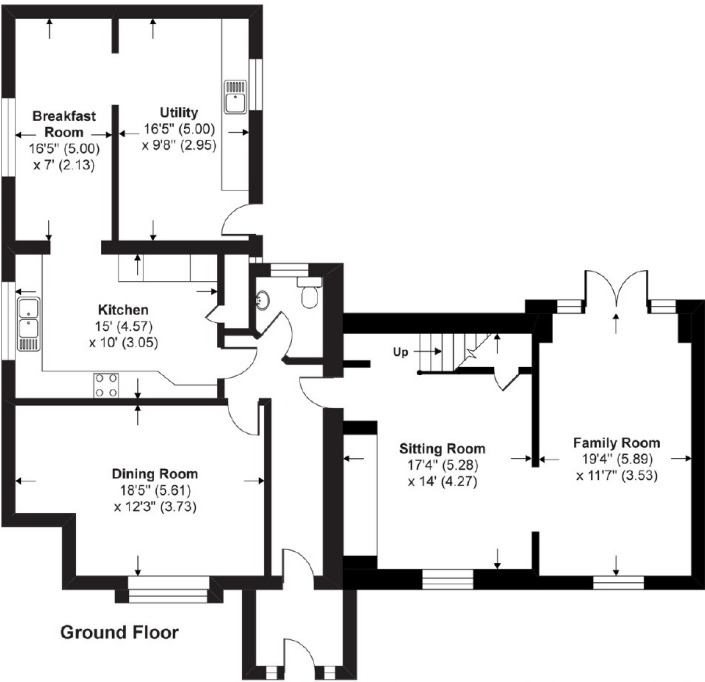
Approx. Gross Internal Floor Area  
317.6 Sq Metres 3419 Sq Ft (Excludes Restricted Head Height & Outbuildings / Includes The cote)



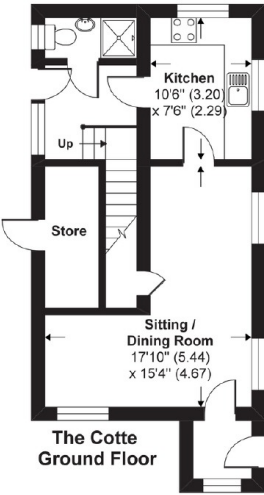
First Floor



The Cotte First Floor



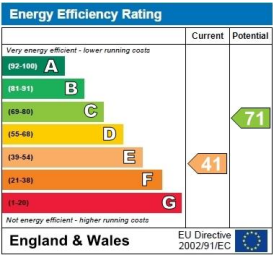
Ground Floor



The Cotte Ground Floor

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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale

These particulars are a guide only and should not be relied upon for any purpose.



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