



**JOSEPH  
CASSON**  
estate agency

Coultings, Fiddington, Somerset - 1.5 Acres



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£975,000

# Coultings, Fiddington, Somerset - 1.5 Acres

Escape to the countryside with this stunning detached family home and attached two-bedroom annexe set within 1.5 acres of picturesque grounds. Boasting a double garage, barn with stables, and a large conservatory, this property is perfect for those seeking a peaceful lifestyle with easy access to amenities.

The main residence features four bedrooms, three bathrooms, and three reception rooms, including an impressive principal bedroom with a luxurious en-suite bathroom. The modern annexe has its own driveway and entrance, providing open-plan living, two bedrooms, and a bathroom.

Don't miss the chance to view this one-of-a-kind property.

Contact Joseph Casson Estate Agency on 01278 258005 to arrange a viewing appointment today.

## AT A GLANCE

- Rural Detached Property
- Set Within 1.5 Acres
- Double Garage
- Barn with Internal Stables

## Main Property:

- Four Bedrooms
- Including Impressive Principle Bedrooms
- Three Bathrooms (Two En-Suite)
- Three Reception Rooms (including Large Conservatory)
- Kitchen & Utility Room
- Ground Floor Shower Room
- Impressive Veranda with Established Wisteria

## Annexe:

- Two Bedrooms
- Bathroom
- Open-Plan Kitchen/Living Room
- Separate Driveway & Entrance
- Interconnecting Door To Main Residence
- Services:
- Oil Central Heating (AGA)
- Underfloor Heating
- Double Glazing
- Mains Water & Electricity
- Private Drainage
- Council Tax Band: F

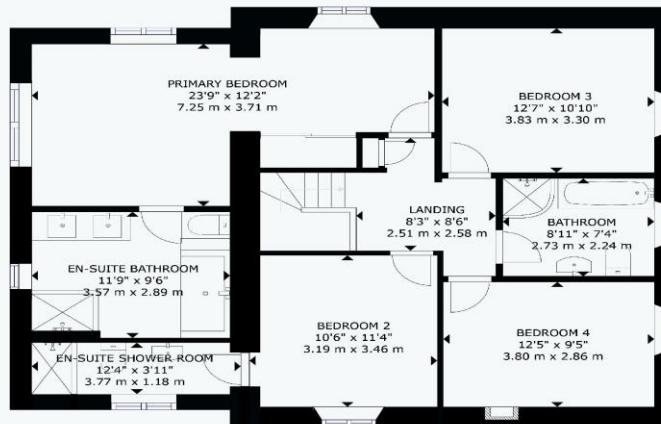
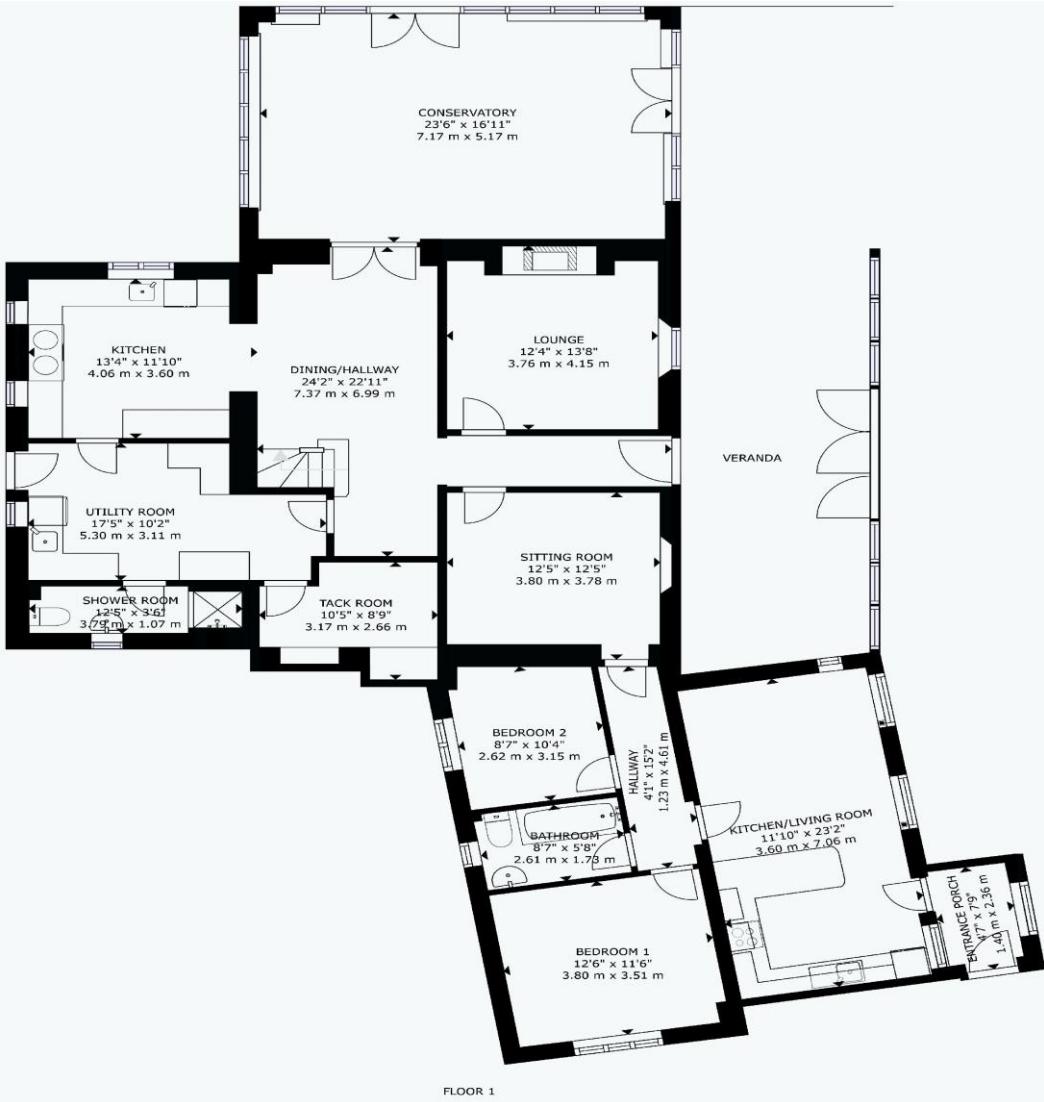
**ACCOMMODATION** This exceptional, rural residence enjoys countryside views and briefly comprises: Entrance hallway, lounge, sitting room (with door to annexe), open-plan kitchen/dining room, utility room, tack/boot room and shower room to the ground floor. Accessed from the turning staircase is the first-floor landing providing access to four double bedrooms, two with en-suite facilities and a family bathroom. The principal bedroom is particularly impressive with a dressing area and luxurious en-suite bathroom. In addition to the above accommodation and also arranged to the ground floor, is a modern annexe with an entrance porch, open-plan kitchen/living room, two bedrooms, bathroom and parking on its own driveway.

**EXTERIOR** The property is approached through a wooden gate providing pedestrian and vehicular access. There is ample parking on the gravel driveway which also provides access to a detached double garage and barn (with internal stables). Measuring in the region of 1.5 acres, the majority of the grounds are level and laid to lawn with large patio area and enjoying views of the surrounding countryside.

**LOCATION** Coultings is a small rural hamlet, close to the picturesque village of Fiddington, between the villages of Nether Stowey and Cannington with their local amenities, and within easy access to HPC. The Quantock Hills, designated an Area of Outstanding Natural Beauty, are nearby and along with the surrounding area, provide excellent opportunities for recreational activities. The market town of Bridgwater offers a range of amenities, shopping







**GROSS INTERNAL AREA**  
**FLOOR 1:** 2168 sq ft, 201.45 m<sup>2</sup>, **FLOOR 2:** 1013 sq ft, 94.06 m<sup>2</sup>  
**TOTAL:** 3181 sq ft, 295.51 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

 **Matterport**

  
**JOSEPH  
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