



Benedictus,

Stockland Bristol, Bridgwater, Somerset, TA5 2PZ

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Benedictus

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Property Overview

Benedictus is a unique detached 4/5 bed roomed family home occupying a peaceful and secluded setting with mature gardens, private parking situated in the popular village of Stockland Bristol. Whilst there is a degree of upgrading required, the property has huge potential and makes a fantastic family home.

THE PROPERTY

The accommodation comprises entrance hall featuring the main staircase with a split galleried landing. Tiled flooring extends across with the far door opening into the attached double garage to include two electric up and over garage doors with power and storage.

Ahead is bedroom 5 (currently used as a gym).

The sitting room enjoys views out towards the channel. Continuing into an inner hall with full height book shelving to one side leads to an impressive drawing room to include a part vaulted ceiling. A central feature is a limestone surround fireplace housing a gas coal affect fire. A picture window allows an abundance of natural light in. French doors to the side open out to a large terrace.

A second staircase with an understairs cupboard housing the boiler, with entrance door opening out to the courtyard.

An imposing dining room with exposed ceiling timbers offers an impressive entertaining space with full height windows and French doors opening out to a large terrace set within a gated courtyard.

Beyond the kitchen includes a range of wall and base units. A stainless steel range oven with gas hob and extractor hood over. Stainless steel sink is set within work surfaces extending across with space for a dishwasher.





Property description cont.

Beyond is a utility area with further units a side access opening out to the courtyard. A useful shower room with WC is at the end.

On the first floor the principal bedroom enjoys a triple aspect allowing natural light in.

There is a range of built in storage and an ensuite shower room to one side.

There are three further bedrooms and a family bathroom.

The two staircases provide flexibility to the upstairs layout.

GARDENS

Benedictus is approached off a country lane across from the church following a part shared entrance bearing left into a large parking and turning area to the front of the garages and house.

Beyond a double gated entrance open into an attractive courtyard with raised flower borders to one side. A large flagstone terrace provides a superb outside entertaining area.

The main garden which is partly walled and totally private. Established borders contain a variety of colour plants and spring bulbs. Mature ornamental trees and shrubs provide further interest and protection. A wildlife pond is to the far side with a further sun terrace and seating area to the side.

SITUATION

Benedictus is situated in the village of Stockland Bristol, approximately 8 miles northwest of Bridgwater, nestled between the Quantock Hills and the Bristol Channel.

The village itself offers a church and village hall/social club, while nearby Combsich provides a range of everyday amenities including an inn, primary school, general store, and boat moorings with direct access to the Bristol Channel.

The nearby Steart Marshes, a renowned nature reserve just a short distance away, offers outstanding walking and birdwatching opportunities, alongside scenic coastal and countryside routes ideal for walking, cycling, and horse riding.

Further amenities, leisure facilities, and a mainline railway station can be found in Bridgwater, with excellent road links via the M5 (junctions 23 and 24) providing convenient access to the wider South West and beyond.









DIRECTIONS

Proceed out of Bridgwater along the A39 Minehead road following the signposts towards Cannington. Once into Cannington take the course of the main road through the village and at the War Memorial turn right signposted towards Stockland. Continue along this road for some distance passing the turning for Combwich and at the signpost towards Stockland (approximately half a mile) turn right. Take the course of this road for some distance passing the church on the left hand side and the property will be on the right side.

[What3Words](https://www.what3words.com/spin/iterative/winks) spin.iterative.winks

SERVICES

Mains water, electricity and sewage treatment plant.
Oil fired central heating.

LOCAL AUTHORITY

Somerset council Council Tax band E

ENERGY PERFORMANCE CERTIFICATE Band E

FOR FURTHER INFORMATION -

Agents note We would advise the sale of this property is subject to a deceased estate.

Prospective purchasers should rely on their own enquiries, inspections, and independent professional advice.

Humberts

Winchester House,
Deane Gate Avenue,
Taunton
TA1 2UH

01823 288 484

taunton@humberts.com

[humberts.com](https://www.humberts.com)

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Approximate Area = 2114 sq ft / 196.3 sq m

Limited Use Area(s) = 227 sq ft / 21 sq m

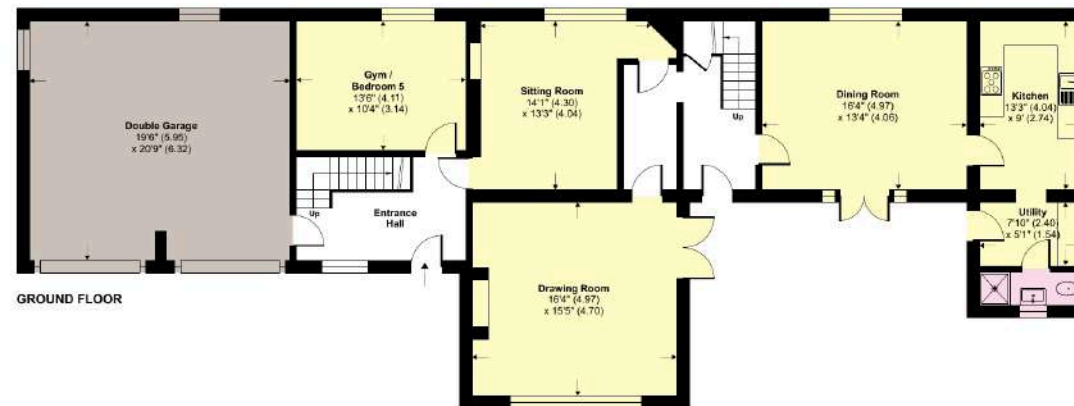
Garage = 395 sq ft / 36.6 sq m

Total = 2736 sq ft / 253.9 sq m

For identification only - Not to scale



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Humberts. REF: 1417003

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