

Church Road

Edington, TA7 9JT

COOPER
AND
TANNER



Asking Price Of £525,000 Freehold

An attractive pair of early 20th century semi-detached cottages set on a generous plot extending to c2.8 acres. The cottages provide generous living accommodation, with huge potential to adapt and suit a variety of live/work or multi-gen living scenarios.

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TA7 9JT

 5  4  2 EPC E

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DESCRIPTION

An extremely attractive pair of early 20th century semi-detached cottages set on a generous plot extending to approximately 3.01 acres. The cottages provide well apportioned living accommodation, with potential (subject to necessary planning consent), to convert into one main dwelling. The internal accommodation requires a degree of upgrading to part and boasts striking features throughout including exposed timber beams and inglenook fireplaces. The original cottages are constructed of natural stone elevations, with a later reconstituted stone extension to part, under a pitched clay tile roof.

The dwellings are set back from Church Road and approached via a private tarmac and loose gravel driveway, which leads to ample areas of off-road parking and a garage for each property. A separate secondary access lane from Church Road, leads directly into to the rear paddock, ensuring ease of vehicular access for maintenance or livestock / equestrian use.

The beautiful grounds include various established tree species, hedgerow and pasture/amenity, and provide separate areas of private gardens and paddock. The outbuildings comprise:

1. Garage/carport – Bradstone/timber clad elevations under pitched clay tile roof.
2. Detached garage – Bradstone elevations with bitumen felt roof.
3. Redundant stone store.
4. Timber garden shed.
5. Detached stable block – Timber clad elevations. 3no. loose boxes.
6. Redundant store – corrugated clad elevations under asbestos clad roof.

Planning Consent:

The parcel of land abutting Church Road has lapsed planning consent (Ref. No. 26/21/00007 dated 5th April 2023) for – erection of 1 no. self-build dormer bungalow.

There may be potential to renew the lapsed consent subject to a resubmission of the application. Full details of the above planning application together with associated plans and documents can be downloaded via Somerset Council (formally Sedgemoor District Council) Planning portal - https://sdc.somerset.gov.uk/planning_online

Uplift Clause: None.

Designations: The property is not listed, nor within any conservation areas or AONB.

Local Council: Somerset Council - Telephone: 0300 303 8588

Council Tax Band: No.1 – D, No. 2 - C

Services: We understand mains water and electricity are connected. Private drainage is in place via a septic tank. Oil-fired or electric heating. Purchasers must rely on their own enquiries regarding compliance, location of services and connections into them.

Tenure: Freehold with vacant possession.





1 And 2 Old Farm, Church Road, Edington, Bridgwater, TA7

Approximate Area = 2607 sq ft / 242.1 sq m (excludes carport)

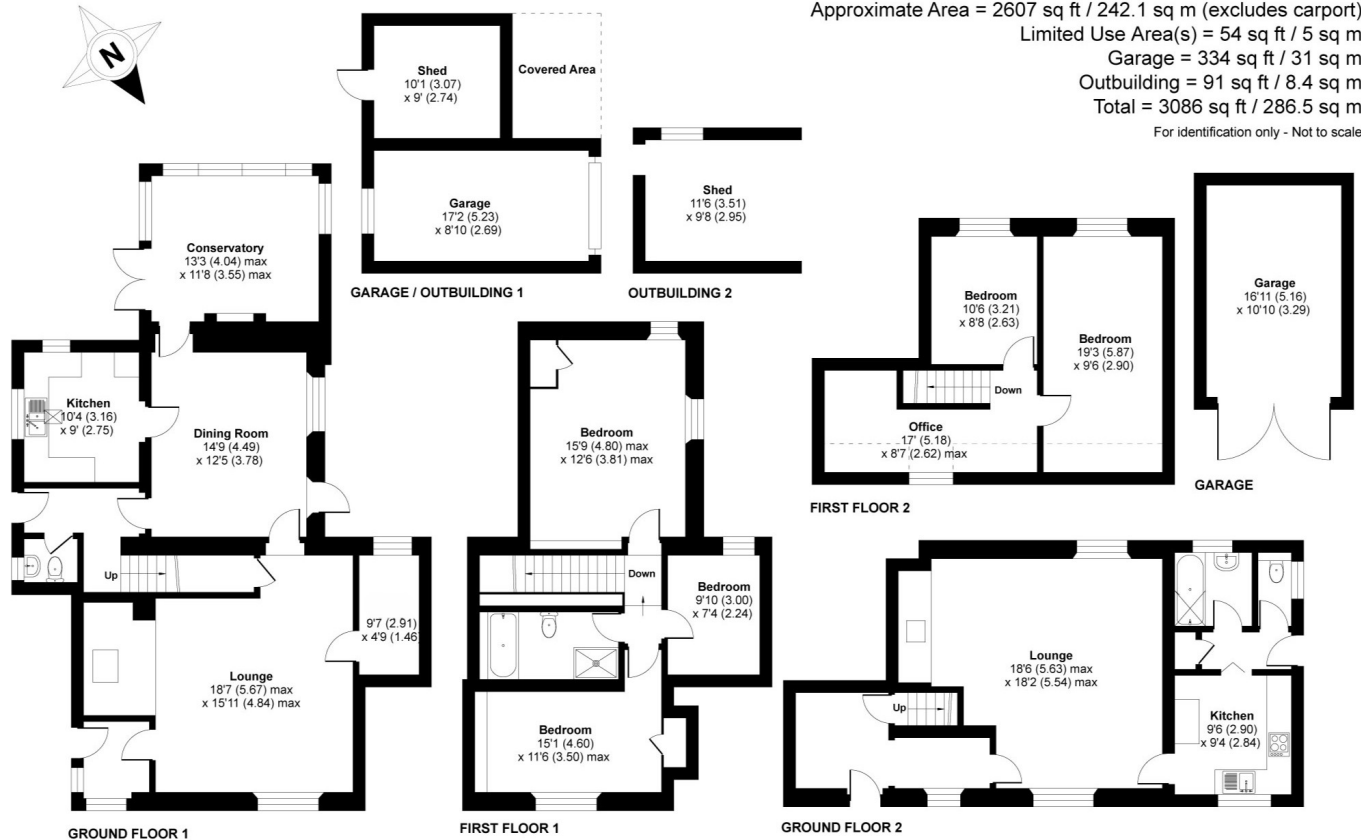
Limited Use Area(s) = 54 sq ft / 5 sq m

Garage = 334 sq ft / 31 sq m

Outbuilding = 91 sq ft / 8.4 sq m

Total = 3086 sq ft / 286.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © michecom 2026. Produced for Cooper and Tanner. REF: 1447213

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Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the same as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

