



Aire and Farthings

Pardlestone Lane, Kilve, Bridgwater, TA5 1SQ

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A delightful, detached period cottage offering flexible accommodation and situated in an enviable rural position on the foothills of the Quantock Hills. Set on the edge of a desirable village with easy access to the coast and stunning walks the property enjoys gardens and grounds of approximately 1 acre.

- Delightful detached period cottage
- 4 Bedrooms, 3 bath/shower rooms (1 ensuite)
- Full of charm and character
- Pretty cottage garden with attached paddock
- Grounds extending to approx 1 acre
- Garage and parking

THE AGENT SAYS...

Aire & Farthings is a most delightful period detached cottage. The property boasts a wealth of charm and character throughout including many attractive period features. The property enjoys an enviable rural position set within the foothills of the Quantock Hills, an Area of Outstanding Natural Beauty). The property enjoys an exceptionally tranquil and peaceful position with elevated views across the surrounding hills yet is conveniently placed, located on the edge of the village of Kilve.

The property offers flexible and versatile accommodation, which can easily be adapted to suit purchaser's needs and requirements. Set within beautiful cottage gardens with an attached paddock - in all approaching 1 acre.

ACCOMMODATION

The accommodation is spread over two floors to include an entrance porch with a stable door and a cloak area that



in turn opens into the sitting room. This delightful space includes pretty cottage windows with window seating. A centrally located fireplace houses a multifuel stove. Original exposed timbers add charm to the room. Beyond is the kitchen fitted with a full range of wall and base units providing excellent storage. Solid oak work surfaces allow for an extensive preparation area. Integrated appliances include a dishwasher and fridge. A range electric oven can be seen to the side. Beyond leading into the rear hallway is a large pantry.

A spacious breakfast/dining room leads directly off the kitchen and provides an excellent entertaining room with large picture windows. French doors open out to a pretty cottage garden area with terracing to the side. A corner wood burning stove set within a brick hearth can be seen to the side. The property currently offers two downstairs bedrooms with glorious views to the gardens. One of which includes an en suite shower room. The other includes extensive built-in storage. This offers huge flexibility according to a purchasers' requirements. A downstairs bathroom is located off the rear hallway, which continues into the utility and boot room with a door access to the side of the property. A large airing cupboard can be seen to one side with a Belfast sink and a further range of fitted storage cupboards. Space available for a washer/dryer.

On the first floor there are two further bedrooms, a small home office/study and a well-appointed shower room with walk-in shower.

GARDENS AND GROUNDS

The gardens and grounds are extensive and designed on varying levels. A double gated entrance provides private parking in front of a substantial detached garage with a locked store to the side. Power and lighting is



connected. A further chicken coup can be seen beyond and provides further outside storage. The formal gardens surround the cottage and are filled with well stocked borders, including a wide variety of herbaceous and ornamental shrubs giving colour and interest throughout the year. Attractive ornamental trees can be seen providing a wonderful back drop to the garden area. There is a large entertaining terrace with pergola over to the far side, which in turn links to the terracing leading to the rear of the house. A further garden store and tool shed can be found to the far side with a pedestrian gate leading to the lane.

At the far side of the garden boundary a small paddock can be seen. Continuing up the hill it opens into a woodland garden with an orchard area to the side including a variety of fruit trees. The formal lawned areas are interspersed with the flower borders which leads down to the rear of the cottage.

SURROUNDING AREA

Aire & Farthings enjoys an enviable quiet and secluded position just on the edge of this popular village of Kilve. The property has immediate access onto an extensive network of footpaths and bridleways accessing the renowned Quantock Hills offering superb walking, cycling and out riding. The historic village of Kilve offers a thriving community that includes a pub, village stores and post office and church. Access is only a short distance beyond on to Kilve beach with stunning coastal walks along its Jurassic coast. A more comprehensive range of facilities can be located at Bridgwater and Taunton.

DIRECTIONS

From Bridgwater and Taunton continue along the A39 dropping down into the village of Kilve. Opposite the village shop and post office take a left turn





Aire & Farthings, Kilve, Bridgwater, TA5

Approximate Area = 1662 sq ft / 154.3 sq m
 Garage = 127 sq ft / 11.7 sq m
 Tool Shed = 78 sq ft / 7.2 sq m
 Total = 1867 sq ft / 173.4 sq m

For identification only - Not to scale

into Pardlestone Lane continue for approx. ½ mile and on reaching a small hamlet of houses Aire & Farthings can be seen along on the right hand side.

SERVICES

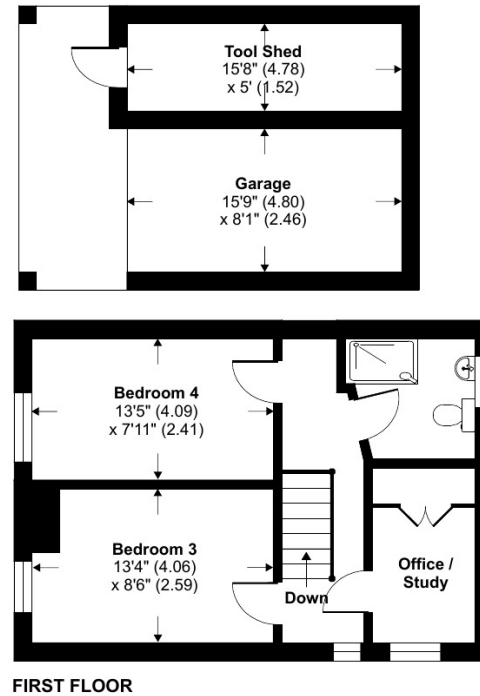
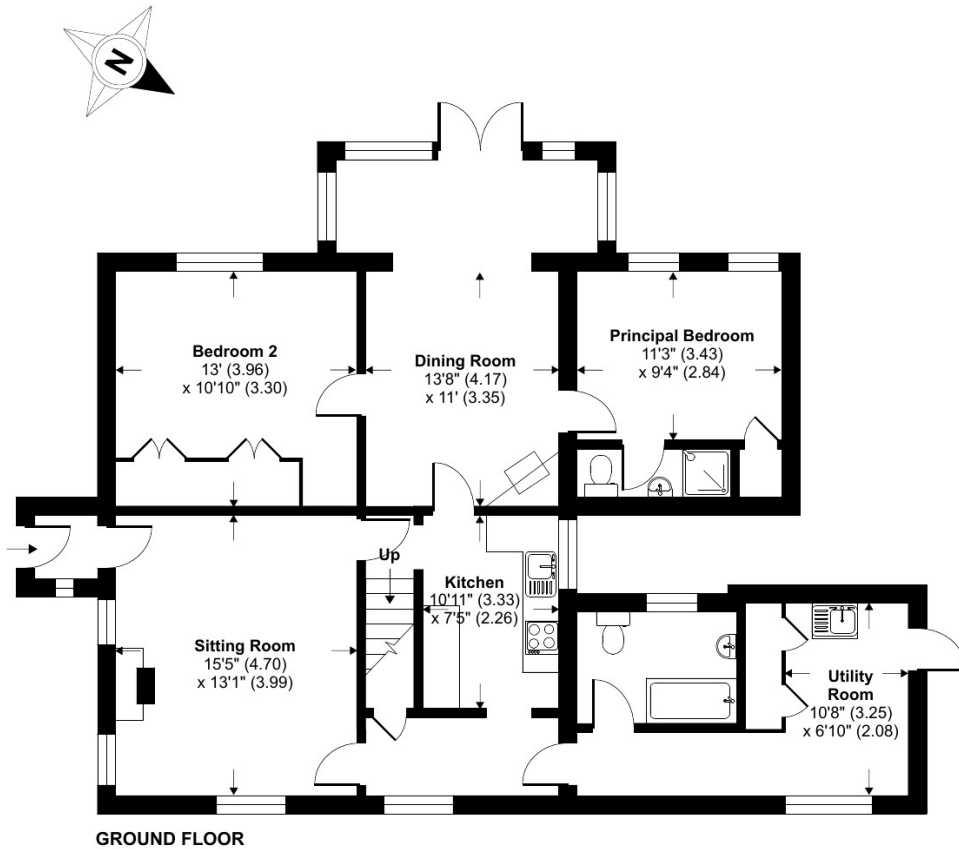
Mains water and electricity. Oil central heating. Private drainage.

LOCAL AUTHORITY

Somerset West and Taunton. Tax Band E

ENERGY PERFORMANCE CERTIFICATE

Rating E



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2021. Produced for Humberts. REF: 906962

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01823 288484

taunton@humberts.com

1 Tower Lane Taunton Somerset TA1 4AR

