



The Old Kings Head and Kynsmede

Bridgwater, Somerset

Carter Jonas

The Old Kings Head and Kynsmede Athelney Bridgwater Somerset TA7 0SA

An old cider house divided into two semi-detached dwellings, with a range of traditional outbuildings, cider orchards and meadows.

The Old Kings Head and Kynsmede comprise two semi-detached three/four-bedroom properties together with a range of outbuildings with development potential and views over the River Tone and King Alfred's Monument all set within about one acre including a cider orchard. In addition to the homestead, there are four further parcels of land comprising cider orchards and meadows.

In all extending to 18.49 acres.

For sale by private treaty as a whole or in up to five lots.



Location

The Old Kings Head is situated in the village of Athelney, between the villages of Burrowbridge, Stoke St Gregory, and East Lyng, about six miles from the local town of Langport and about nine miles from the Somerset County Town of Taunton, and the town of Bridgwater.

Burrowbridge offers The King Alfred Inn and is well known for Burrow Mump, a landmark hill with an incomplete church, which is a scheduled monument. Stoke St Gregory, which is a larger village, offers a primary school, post office, and church. Taunton offers a wider range of shopping,

social, and scholastic facilities with excellent rail links to London Paddington (under two hours on certain trains). The property also provides easy access to the M5 motorway and the A303, with both Exeter and Bristol Airports also within easy reach.





The Old Kings Head

The principal dwelling, which extends to about 2244 sq ft / 208.5 sq m comprises, on the ground floor, front porch to the old tap room with large settle, tiled floor, and open fireplace, study with range and door linking to Kynsmede next door, large kitchen and breakfast room with pantry under the stairs, rear hall with back door off and shower and utility room with oil-fired boiler. Large sitting room with open fireplace and back door off. Stairs lead to the landing (with large storage cupboards) on the first floor which provides access to two adjoining double bedrooms, family bathroom also with large storage cupboards, further double bedroom and, above the sitting room, the principal bedroom with en-suite bathroom.

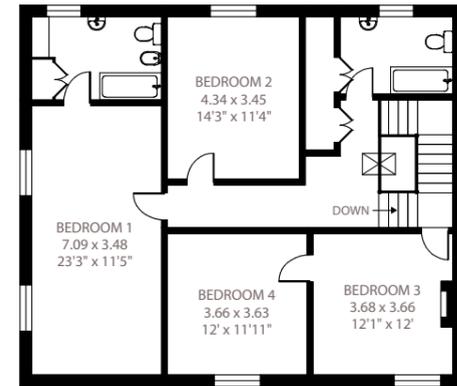


Kynsmede

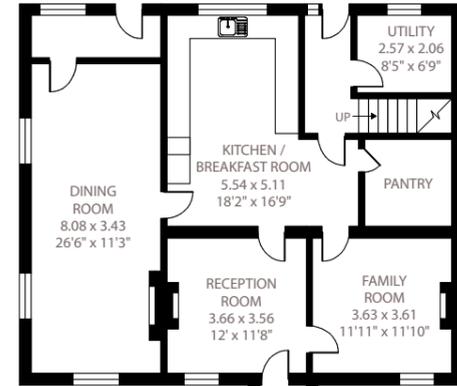
The former annexe offers residential accommodation extending to about 1682 sq ft / 156.2 sq m and comprises, on the ground floor, rear entrance hall with shower room off, large kitchen and breakfast room, sitting room with open fireplace, two large reception rooms (one with a wood burning stove and one with access via the front porch). On the first floor, there are two double bedrooms together with a single bedroom and family bathroom.



The Old Kings Head

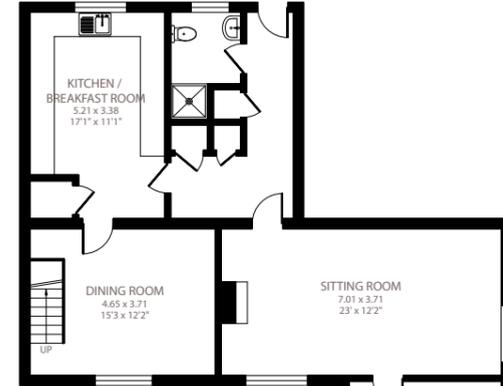


FIRST FLOOR

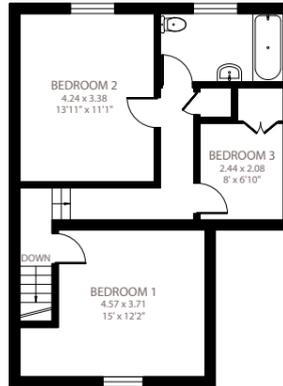


GROUND FLOOR

Kynsmede



GROUND FLOOR



FIRST FLOOR

Floor plan

The Old Kings Head, Stanmoor Road, Burrowbrige, Bridgwater

Approximate gross internal area:
2244 sq ft / 208 sq m

Kynsmede Stanmoor Road, Burrowbrige, Bridgwater

Approximate gross internal area:
1682 sq ft / 156.2 sq m



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2023. Produced for Carter Jonas. REF: 990231

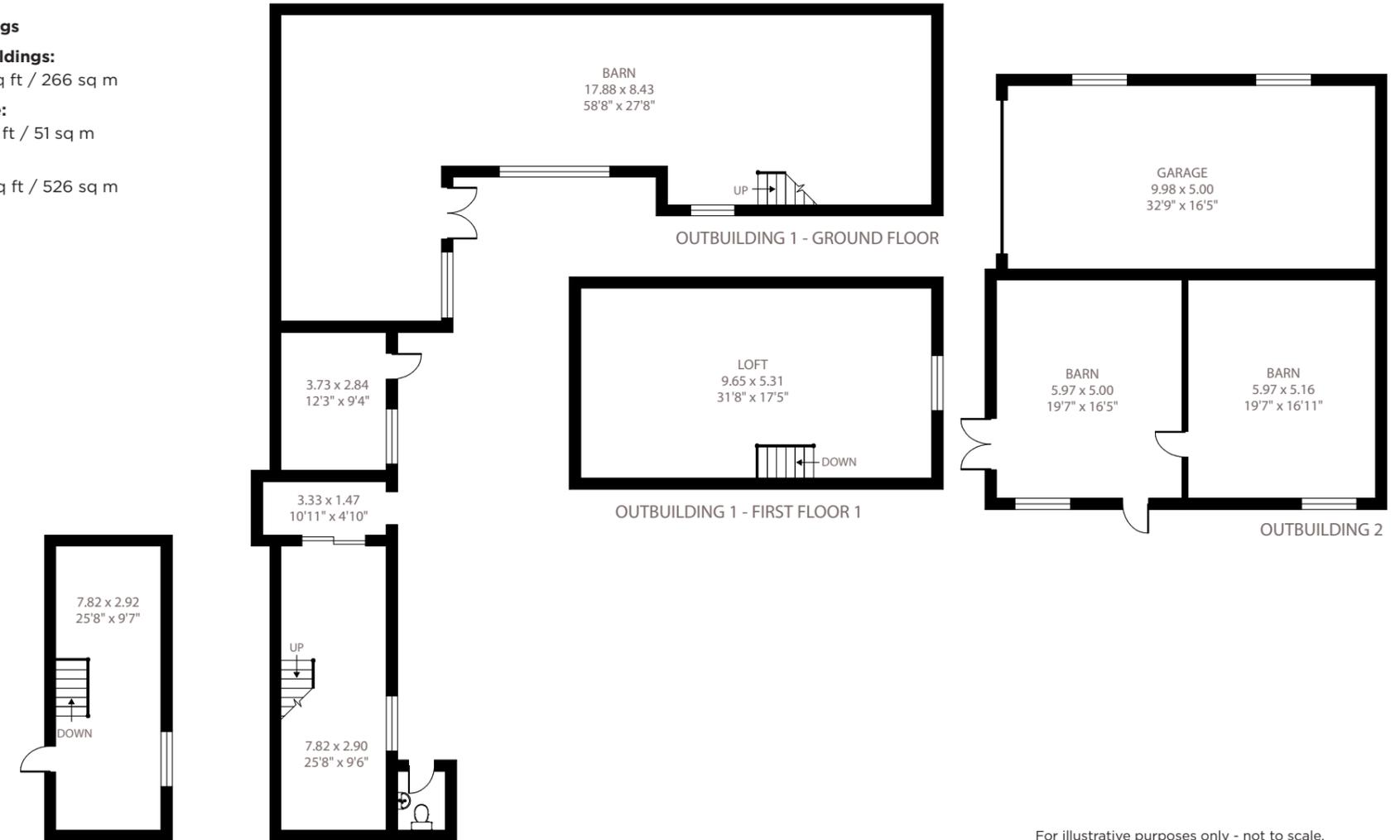
Floor plan

Buildings

Outbuildings:
2873 sq ft / 266 sq m

Garage:
550 sq ft / 51 sq m

Total:
5667 sq ft / 526 sq m



For illustrative purposes only - not to scale. The position & size of doors, windows, appliances and other features are approximate only.



Buildings

The buildings form a courtyard to the rear of the dwellings totalling about 3,400sqft/318sqm and comprise:

The Old Cider Barn

A two-storey brick and tile former cider barn.

Adjoining Outbuildings

Brick and tile single storey outbuildings between The Old Cider Barn and The Honey House.

The Honey House

A two-storey brick and tile building situated to the rear of the dwellings.

Workshop, Garage, and Store

A timber framed and galvanise workshop/store with adjoining lean-to garden/store off.

To the rear of the barns, accessed via steps, is the river bank with the River Tone which provides views over to King Alfred's Monument and beyond to the north and west.

The garden runs on to a cider orchard which also adjoins the River Tone and runs to the western boundary of the property. In all, Lot 1 extends to 1.06 acres.

Land plan

- Lot 1 (1.06 acres, 0.43 hectares)
- Lot 2 (9.40 acres, 3.80 hectares)
- Lot 3 (1.83 acres, 0.74 hectares)
- Lot 4 (3.14 acres, 1.27 hectares)
- Lot 5 (3.05 acres, 1.24 hectares)



Land

Lot 2

Lot 2 comprises a level cider orchard together with two adjoining meadow enclosures with access from the adjoining road to the north. In all Lot 2 extends to 9.39 acres.

Lot 3

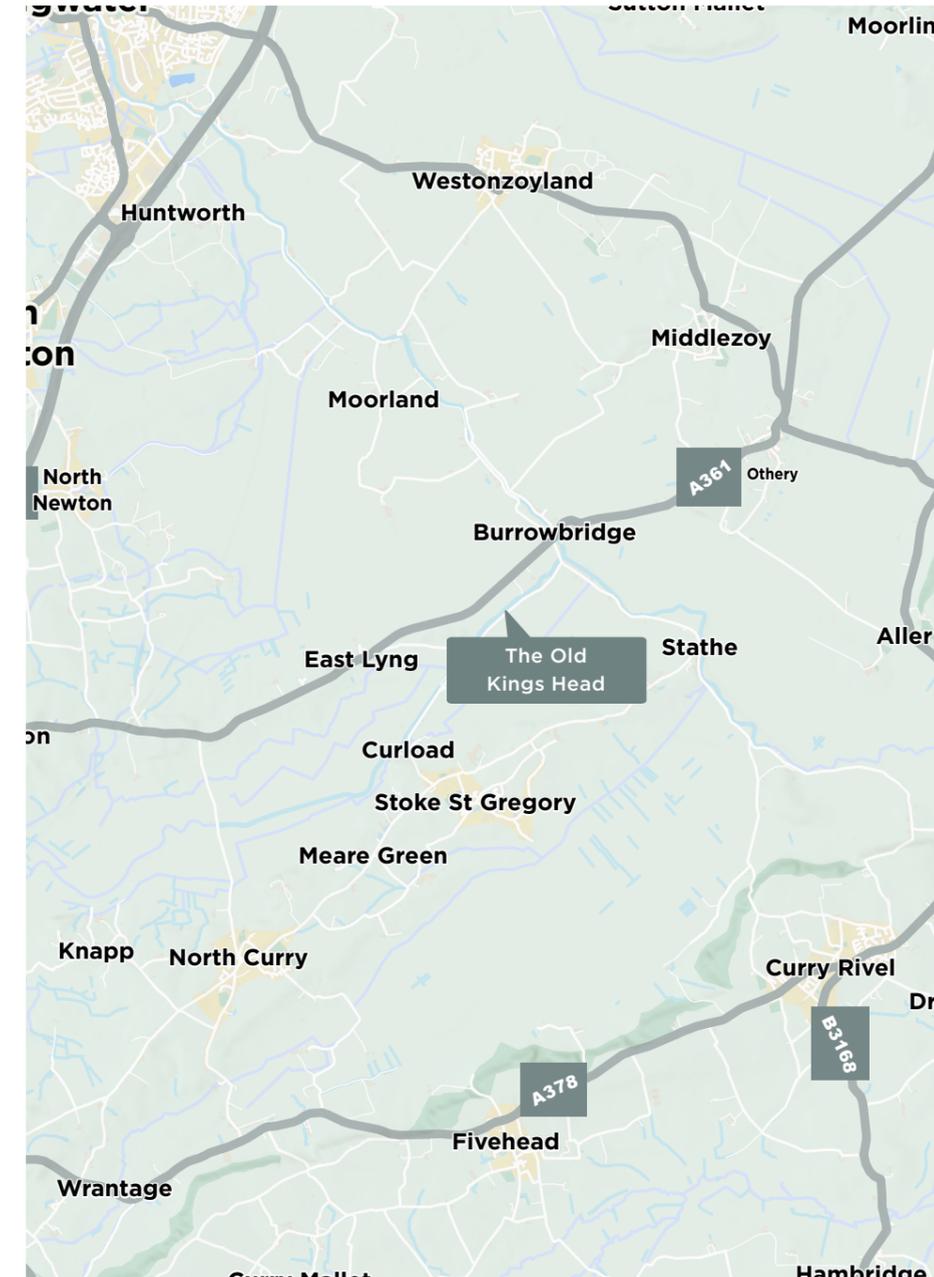
Lot 3 comprises a level cider orchard with access from the road to the north and from Stanmoor Drove to the east. Lot 3 extends to 1.83 acres.

Lot 4

Lot 4 comprises a single enclosure of meadowland extending to 3.14 acres with access from Stanmoor Drove to the east.

Lot 5

Lot 5 comprises a single enclosure of meadowland extending to 3.05 acres with access from Stanmoor Drove to the west.



Method of Sale

The property is offered for sale by private treaty as a whole or in up to five separate lots. The guide prices for the lots are:

Lot 1: £695,000

Lot 2: £80,000

Lot 3: £50,000

Lot 4: £25,000

Lot 5: £25,000

Tenure & Possession

The freehold of the property is offered for sale with vacant possession available upon completion. The cider apple crop has been sold to a third party for the 2023 season.

Services

The property is serviced by mains water and electricity with private drainage comprising a recently installed sewage treatment plant.

Health & Safety

Potential purchasers should take particular care when inspecting the property, being mindful of trip hazards, uneven and potentially steep, and slippery surfaces.

EPC

The Old Kings Head: D
Kynsmede: G

Local Authority

Somerset Council
(Somerset West and Taunton)
www.somerset.gov.uk

Viewings

Viewings are strictly by appointment with the agents in respect of Lot 1. Potential purchasers for the bare land lots may view during reasonable daylight hours after informing the agents.

Directions

Heading towards Burrowbridge on the A361, turn right just as you head out of the village of East Lyng, signed Athelney and Stoke St Gregory. Follow this road for about ¾ of a mile until you reach the T-junction in Athelney. Turn left, signed Burrowbridge and Bridgwater. The property will then be found on the left hand side.



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