

Higher Brooks

Street, BA16 0TX

COOPER
AND
TANNER



Asking Price Of £375,000 Freehold

A beautiful Victorian era cottage situated on a particularly generous plot in a hugely sought after semi-rural position on the fringes of Street. The property is offered with no onward chain and offers fabulous potential to modernise, adapt and extend to suit.

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ACCOMMODATION:

Entered principally through the front entrance, which is sheltered by a storm porch, leading to a reception hall with stairs to the first floor and doors opening to ground floor living spaces. The spacious living room sits at the front of the property and enjoys plenty of natural light through the large front facing bay, including sash windows. The attractive period fireplace is also eagerly awaiting it's new owner to uncover and restore to its former glory. A generously proportioned separate dining room, which adjoins the kitchen, provides a great space for formal or family meals. Dual aspect corner windows provide countryside views from here. The kitchen currently provides a basic range of fitted wall and base units, work surfaces, space for freestanding appliances and a drainer sink unit. An oil fired Aga provides additional heating and cooking options, in addition to economy storage heaters found at various points throughout the property. Further fitted storage is provided by the under stairs larder. Completing the ground floor, found at the very rear is a lean to offering a potential boot room/utility, with access to the garden and the family bathroom.

The sizable landing area offers obvious potential to adapt and extend permanently into the loft space (subject to any necessary regs and consent). A fitted access ladder drops down to provide entry into the boarded loft space currently, and skylight windows provide plenty of natural light to this area. Doors open from the landing to two large double bedrooms, the principal at the front being particularly impressive in proportions. The third room on this level was always used as a bedroom until recent years when the owner required first floor WC and wash basin facilities. As such this provides scope to create a fully fitted family bathroom, or revert back to a bedroom as required. All rooms on this floor enjoy fabulous far reaching countryside views both to the front and back, with Glastonbury Tor sitting proudly on the horizon at the rear.

OUTSIDE:

Sitting within a substantial plot enjoying open countryside on two sides, this

fabulous property offers as much scope outside as it does in. Nature lovers or keen gardeners won't fail to find space and diversity of wildlife favourable for either, whilst families with children/pets have ample space to burn off some steam on the large lawn. Those looking to extend/adapt the accommodation will find a multitude of options that will still leave a substantial outdoor space to be enjoyed in which ever way the incoming buyer wishes. A driveway at the front elevation provides off road parking, as well as access to the good sized single garage.

SERVICES:

Mains electric and water are connected and private drainage is by treatment plant. The property is currently banded C for council tax within Somerset Council. Photovoltaic solar panels have been installed (purchased) and will provide an income for the remaining term of the feed in tariff.

LOCATION:

A highly sought-after location in this semi-rural spot on the edge of Street, surrounded by countryside. Also situated a short distance from quality secondary schooling at the renowned Millfield Senior School, Crispin School and Strode College. Shoppers enjoy the thriving High Street with the added bonus of Clarks Village Factory Outlets, and there is a choice of five supermarkets within a short drive. Street is well served by doctors and dentists, has indoor and outdoor swimming pools, sports and fitness clubs and a popular theatre/cinema. The town has a variety of pubs and restaurants.

VIEWING ARRANGEMENTS:

Strictly through prior arrangement with Cooper and Tanner on 01458 840416. If arriving early, please wait outside to be greeted by a member of our team (barring adverse weather).





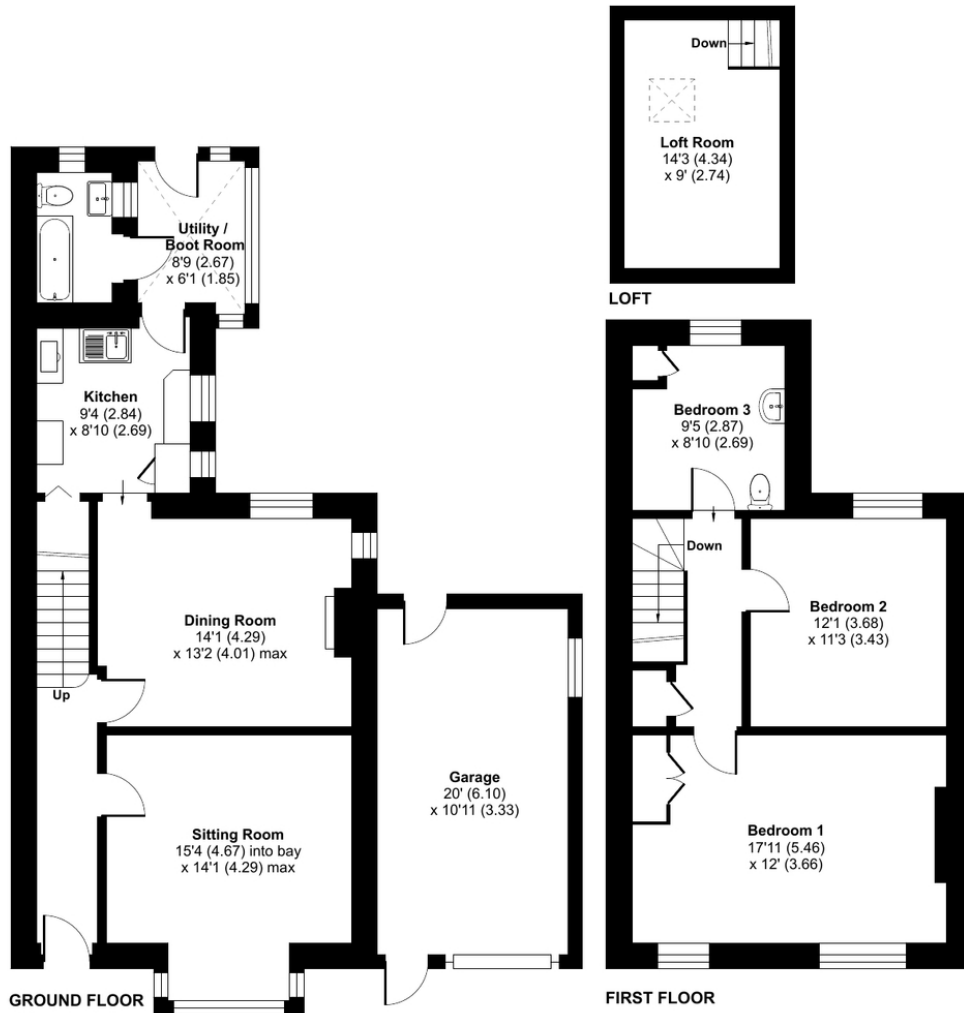
Ashprior, Higher Brooks, Street, BA16

Approximate Area = 1337 sq ft / 124.2 sq m

Garage = 220 sq ft / 20.4 sq m

Total = 1557 sq ft / 144.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Cooper and Tanner. REF: 1060207

STREET OFFICE

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