

Pipers Farm, Berhill

Ashcott, TA7 9QN

COOPER
AND
TANNER



Asking Price Of £650,000 Freehold

'Farriers' offers a rare opportunity to acquire a high specification brand new home within this exclusive courtyard development of just 5 superior quality detached houses. Boasting a totally unique design featuring a huge 28ft open plan living/kitchen/dining room looking out to the substantial c.1/4 acre plot. Semi-rural position on the edge of the village, just 10 minutes drive from Street/Millfield School and 15 minutes from the M5 J23.

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 4  2  2 EPC B

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ACCOMMODATION

Entering via the principle front entrance, leads into a spacious and welcoming reception hall, designed to cater for busy families and complimented by a useful under stairs cupboard for coats, shoes and general storage. Ground floor accommodation comprises: a well proportioned and versatile reception room which offers potential for an office, playroom, fifth double bedroom, or simply a separate sitting room as required; while the heart of this home is an impressive open-plan living/kitchen/dining room that's sure to be a popular gathering point for family and friends. A high vaulted ceiling gives a true feeling of space and grandeur, while the stylish fitted kitchen features a comprehensive range of wall and base level units, including a large centre island, with composite solid surface counter tops over and seamless moulded one and a half bowl sinks. A selection of integral Neff appliances includes a fridge/freezer, dishwasher, oven and hob and double doors open directly out to the west facing garden. The separate utility room provides a practical space for laundry appliances, as well as a further matching range of fitted cabinetry and work surfaces with an integral sink. A cloakroom with WC and vanity wash basin, serves the ground floor. Moving upstairs, a large airing cupboard also provides additional storage on the first floor landing and doors open to four well proportioned double bedrooms, with the primary benefiting from an ensuite shower room and generous fitted wardrobes. Remaining bedrooms are served by the superbly appointed four piece family bathroom featuring WC, wash basin over vanity, bath and separate shower cubicle.

OUTSIDE

Plot 3 is approached over a double width driveway which provides parking in front of the large double garage. This features twin electronically operated sectional doors, electric vehicle charging point and ample space for two vehicles, as well as a range of storage solutions or potential workshop space. Double doors open from the back of the garage to the garden, providing easy access for lawnmowers and garden maintenance. With a total plot of approx. 1/4 acre, the garden extends in a westerly facing direction from the rear of the property, offering an initial enclosed lawned garden that's ideal for families, a terrace for entertaining and a further paddock behind. Sunseekers are also sure to enjoy plenty of any afternoon and evening sunshine at 'Fairies'.

KEY SPECIFICATION

- *Traditional construction presenting local hand dressed blue lias stone elevations complimented by rendering and cedar clad finishes beneath a clay tiled roof.
- *Underfloor heating to ground floor, radiators to first floor.
- *Unvented, pressurised hot water cylinder.
- *Aluminium windows and external doors.

*LVT flooring to hallway, kitchen/diner and utility, vinyl to bathrooms, 80/20 wool carpet to bedrooms.

*Attractive oak veneer internal doors throughout.

*Electric vehicle charging point

*Home security system installed.

SERVICES

Mains electric and water are connected and private drainage is via a shared on-site treatment plant. Under floor and central heating powered by an air source heat pump. FTTP broadband has been installed onsite, ensuring a fast stable connection for streaming and working from home, while outdoor mobile coverage is likely with all four major providers. Nominal yearly service charge tbc, to cover maintenance of road surfaces and the communal sewage treatment plant.

LOCATION

Pipers Farm is located on the lower part of Berhill, with the entrance to the private road found approx 100m from the junction with the A39, on the edge of Ashcott. The popular village itself enjoys a range of facilities including a well-regarded primary and pre-school, playing fields, church, pub and good transport communications toward Taunton, Bridgwater and Street/Glastonbury. Stunning wildlife and walks are found only a few miles away at Shapwick Heath Nature Reserve, as well as Walton Hill. The nearby town of Street offers sporting and recreational facilities including both indoor and outdoor swimming pools and a leisure centre, Strode Theatre and the famous Clarks Shopping Village. Quality schooling is available for all ages within the town, including the renowned Millfield Senior School, Crispin School and Strode College. The Cathedral City of Wells is just nine miles away and the nearest M5 motorway interchange at Puriton, is some seven miles. Bristol, Bath, Taunton and Exeter are each within one hours drive. Train links are found at Castle Cary, Yeovil, Taunton and Bridgwater. Bristol Airport approx. 45 min drive.

VIEWING ARRANGEMENTS

Due to ongoing site works, all appointments must be pre-arranged via Cooper and Tanner, and accompanied by a member of our team. Please call the office and speak with a member of staff on 01458 840416.

AGENT'S NOTE

Please note that floor coverings have been virtually imposed upon these photos, to resemble as closely as possible, the eventual finishes due to be installed prior to completion.







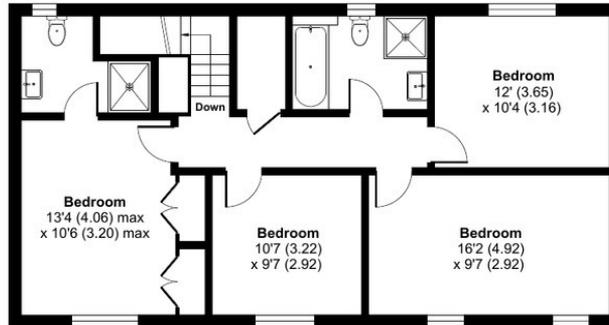
Farriers, Pipers Farm, Berhill, Ashcott, TA7

Approximate Area = 1807 sq ft / 167.8 sq m

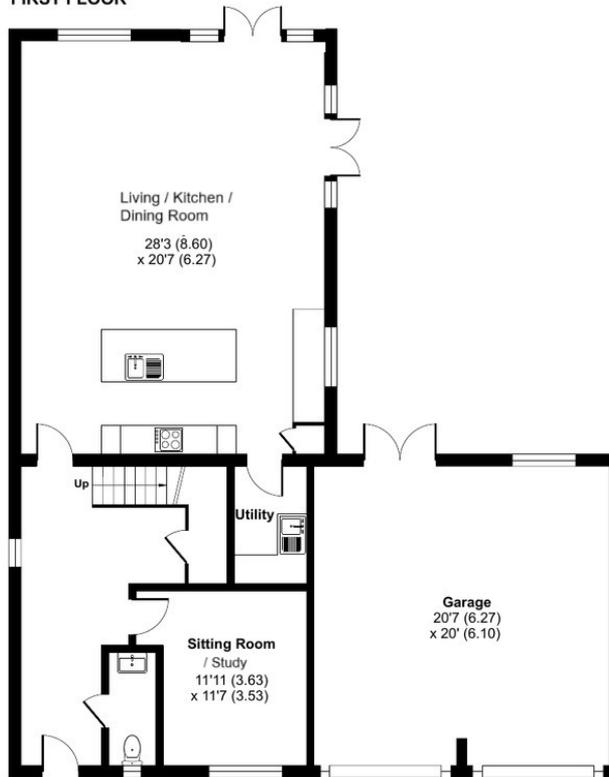
Garage = 409 sq ft / 37.9 sq m

Total = 2216 sq ft / 205.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Cooper and Tanner. REF: 1273075

STREET OFFICE

Telephone 01458 840416

86, High Street, Street, Somerset BA16 0EN

street@cooperandtanner.co.uk

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