



Greinton, TA7 9BW

Asking Price Of £895,000 Freehold

COOPER  
AND  
TANNER







# Greinton

## Nr. Ashcott, TA7 9BW

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 6  3  3  c.2.2 acres EPC D

**Asking Price Of £895,000 Freehold**

An imposing and exceptionally spacious six-bedroom Victorian villa boasting over 4200sq.ft of accommodation and sitting within versatile and well-maintained grounds of over 2 acres. This multi-faceted property also features a wide range of quality outbuildings, from stables to leisure and commercial in nature, offering all the space that a large family could need.

### Accommodation

Formal entry is found at the front elevation, where the truly imposing nature of this period villa is apparent, and the kerbside appeal is most evident. However, everyday access is likely to be from the rear, where our vendors have created a practical arrangement to suit busy family life. This entrance is sheltered by an oak-framed storm porch and opens into both the main reception hall and a boot room, to kick off those wet boots and clean muddy paws. The feeling of space and grandeur is immediately obvious from the high ceilings, wide staircase and cornicing in situ. All three reception rooms feature fireplaces and dual-aspect double glazed sash windows/doors, and the two principal sitting rooms retain wooden window shutters, ceiling roses and cornicing. The formal dining room is particularly impressive in its proportions and could easily host even the largest of family gatherings, while informal

meals are easily catered for in the spacious kitchen/breakfast room, which is fitted with a bespoke range of stylish fitted wall and base cabinetry, including a centre island, granite worktops and twin bowl sink and drainer. Integral appliances include an oil-fired Aga, dishwasher, coffee machine and microwave, with further provisions for a Range style cooker and American style fridge/freezer. Completing the ground floor is the large and versatile utility room, hosting a plethora of everyday appliances and providing useful storage within a comprehensive range of fitted cabinetry. We envisage this also proving to be a great hobby space, with further work surfaces and drainer sink in place. An enclosed cloakroom to one corner provides a ground floor WC for guests.

On the first floor, a wide and partially galleried landing leads to six bedrooms of fantastic proportions, most accommodating large beds, seating areas and a wide range of furniture, with space to spare. Even the 'smallest' sixth bedroom would offer a comfortable double room in the majority of households, while the exceptional master bedroom features a wide array of fitted furniture and a well-appointed en-suite shower room. A particularly generous family bathroom and a further shower room at the opposite end of the landing serve the remaining bedrooms.

















## Outside

If the inside of this exceptional home wasn't impressive enough, outside is where the versatility really delivers. Enjoy entertaining? Soak up the afternoon and evening summer sunshine on the south and westerly facing patios, or perhaps escape to the games room for a spot of pool, snooker, darts, or just 5 minutes peace. Want space for the kids and pets to roam? The large well-maintained lawn offers the ideal facility, in a secure walled garden. Need space to park several vehicles? In addition to the gated formal driveway, a large courtyard and row of five large garages offers just the ticket. Perhaps you require workshops or storage to run your business from home, these versatile outbuildings can provide just that. Own a pony or two requiring a stable? How about a pair of them with attached tack/storerooms. In total, the grounds and outbuildings extend to approx. 2.2 acres including two grazing paddocks and an all-weather arena.

## Location

The property is situated at the heart of the pretty village of Greinton, roughly 5 miles to the southwest of Street and 16 miles from the county town of Taunton. The nearby village of Ashcott provides a primary school, and a choice of pubs. Street, famous as the home of world-renowned Millfield School, provides excellent shopping in the form of Clarks Outlet Village, and there is a secondary school, Strode Sixth Form College and Strode Theatre. Other centres in the area include Wells, Bridgwater, Bristol, Bath and Exeter. The M5 motorway (Junction 23) is 8 miles away. Rail links to London are available from Taunton, Bridgwater, Yeovil and Castle Cary and Bristol International Airport is approx. 30 miles away. The surrounding countryside is beautiful and unspoilt and is also accessible with many footpaths, byways and nature reserves nearby.

## 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).



**Local Council:** Somerset Council

**Council Tax Band:** E

**Heating:** Oil central heating

**Services:** Mains electric & water, drainage. Superfast broadband and mobile signal with three major networks likely.

**Tenure:** Freehold



### Motorway Links

- M5 (J23/24)
- A303



### Train Links

- Taunton (Paddington)
- Yeovil (Waterloo)



### Nearest Schools

- Ashcott (Primary)
- Millfield (Independent), Crispin, Strode College (all in Street)



# Coates Farm, Greinton, TA7

Approximate Area = 4245 sq ft / 394.3 sq m (excludes carport)  
Garages = 1518 sq ft / 141 sq m  
Outbuildings = 995 sq ft / 92.4 sq m  
Total = 6758 sq ft / 627.8 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). © nkhc.com 2024.  
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