

# Pedwell Hill

Ashcott, TA7 9BD

COOPER  
AND  
TANNER



## Asking Price Of £250,000 Freehold

A wonderfully unique character home, formerly part of the circa mid 18th century Ashcott Vicarage and bursting with period features and charm. Now offering a well presented cottage and secluded village location, with attractive landscaped garden, two double bedrooms and no onward chain.

# Pedwell Hill

## Ashcott

### TA7 9BD



EPC Exempt

## Asking Price Of £250,000 Freehold

### KEY FEATURES:

This fabulous terraced cottage boasts an abundance of charm, and bespoke fixtures throughout. Period features include some exposed floorboards, wooden beams and stonework, arched windows and front door. The property is tucked away at the end of a driveway for two cars, timber garage and path, leading to the attractive landscaped gardens which open out to a deceptively good size plot containing well kept raised beds and recently brick paved pathways/patio. Buyers in search of a low-maintenance entertaining space will be as well catered for as those more green fingered, with a greenhouse providing facilities for planting and external storage cupboards for tools and outdoor furniture.

The property can be entered via the main arched entrance door, opening to a vestibule before leading to the spacious and naturally light sitting/dining room which also features a bespoke fitted bookcase and open fireplace. Both internal and external access doors open into the fantastic kitchen, which boasts a comprehensive range of hand crafted solid wooden units with granite worktops and a Belfast style sink over. Stunning flagstones adorn this room's floor, and there are spaces for appliances such as a fridge/freezer, washing machine and Range style cooker, while a dishwasher is already integrated. Completing the ground floor is the stylish bathroom fitted with a three-piece suite including roll top bath, wash basin and WC. On the first floor, you'll discover an exceptionally large landing area, fitted with a wide range of fitted full-height storage cupboards and offering plenty of additional space for a desk and study area. From here there is access to two generous double bedrooms. In person viewings are actively encouraged to fully appreciate the character and space this charming property offers.

### SERVICES:

Mains gas, electric, water and drainage are connected, and gas central heating is installed. The property is Grade II Listed and therefore exempt from requiring an EPC. The property is currently banded C for council tax, within Somerset Council. Ofcom's online service checker states that mobile coverage is likely to be available locally with two major providers, and that Superfast broadband is available in the area.

### LOCATION:

The property is located near the bottom of Pedwell Hill and within just a few minutes drive of the popular village of Ashcott, which has facilities including pubs, a highly-rated primary school, nursery and good transport communications. The nearby town of Street offers good sporting and recreational facilities including both indoor and outdoor swimming pools, Strode Theatre and the famous Clarks Village Shopping Outlet. There is also good schooling at all levels, including the renowned Millfield Senior School, Crispin School and Strode College. The Cathedral City of Wells is approx. nine miles away and the nearest M5 motorway interchange at Puriton, is approximately seven miles away. Bristol, Bath, Taunton and Exeter are each within one hours drive. Castle Cary and Taunton provide direct rail access to London, Whilst Bristol Airport is within approximately 40 minutes drive.

### 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..

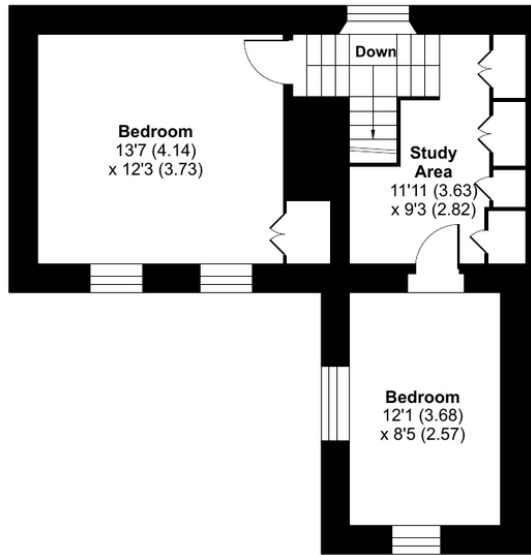




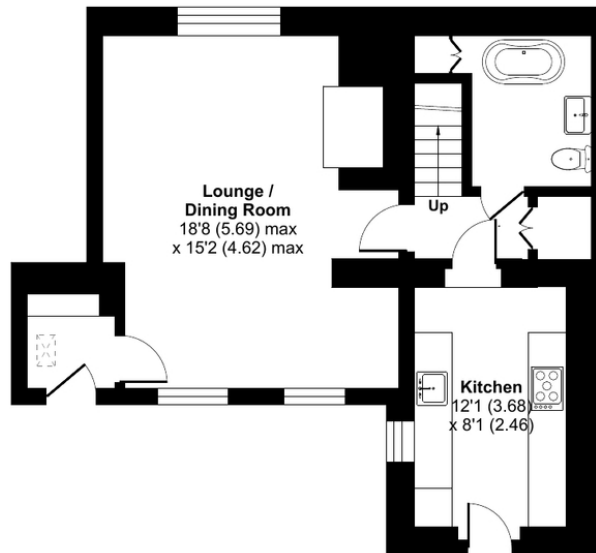
# Pedwell Hill, Ashcott, Bridgwater, TA7

Approximate Area = 977 sq ft / 90.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Cooper and Tanner. REF: 1111483

## STREET OFFICE

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