

Stawell, TA7 9AE

COOPER  
AND  
TANNER



## Asking Price Of £600,000 Freehold

A quite stunning example of a modern home recently constructed from traditional materials, reclaimed from the former on-site barn and now forming an impressive individual home of exceptional quality and design. With abundantly spacious rooms and chic modern decor, this one is a must view!

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### OUTSIDE:

The modest front garden features a low-level stone wall denoting the front boundary, enclosing a range of established flowering shrubs within a raised border, and the remaining frontage laid mainly to lawn. This creates an attractive kerb-side appearance requiring relatively little maintenance. From the road, a timber five-bar gate opens to a generous brick-paved driveway providing parking comfortably for at least three vehicles. The attractive stone walling continues around the entire plot, with further flowering shrubs and areas of lawn sweeping around the side of the property. Here, you will also find a timber garden storeroom/summer house. For incoming buyers with pets and children, a fully gated and enclosed rear garden provides a secure, safe and private space with a large patio offering an excellent spot for a barbecue, soaking up the afternoon and evening sunshine from a south and westerly aspect. Whilst further landscaping is of course possible, these attractive gardens have been designed with busy schedules in mind and to provide a space to socialise, without excessive ongoing maintenance requirements.

### SERVICES:

Mains electric, water and drainage are connected, and oil-fired central heating is installed with the benefit of under floor heating throughout the ground floor. The property is currently banded F for council tax, within

Somerset Council.

### LOCATION:

The pretty village of Stawell is located approximately one mile south of the A39, which provides direct access to Junction 23 of the M5 motorway (approximately five miles away). The town of Bridgwater is approximately six miles away to the west and provides an excellent range of shopping, leisure and financial amenities together with a main line intercity railway station. Street is approximately eight miles away to the east and also provides an excellent range of facilities such as the Clarks Village shopping outlet, homewares stores and quality schooling at all levels, including renowned Millfield School. Local facilities can also be found in nearby Edington where there is a large farm/convenience shop and sub post office, as well as a health centre. Catcott offers primary schooling and two pubs, as does Cossington/Chilton Polden.

### VIEWING ARRANGEMENTS:

Strictly through prior arrangement with Cooper and Tanner on 01 458 840416. If arriving early, please wait outside to be greeted by a member of our team (barring adverse weather).

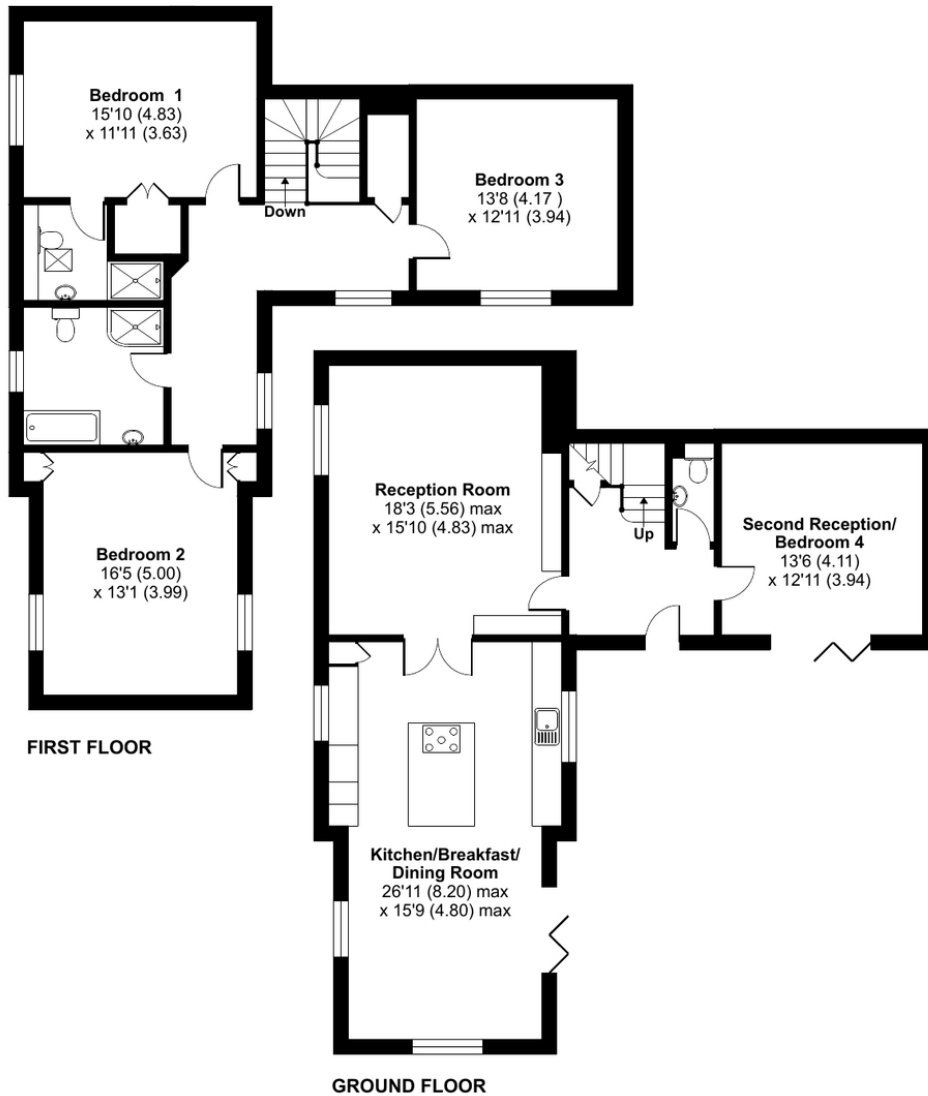




# Walnut Tree Barn, Stawell, Bridgwater, TA7

Approximate Area = 1996 sq ft / 185.4 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). © nchecom 2023. Produced for Cooper and Tanner. REF: 1061370

## STREET OFFICE

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