



Berhill, Ashcott TA7 9QN

Offers Over £1,000,000

COOPER  
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TANNER





# Berhill

## Ashcott TA7 9QN

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 5  2  5  c.1 acre EPC C

**Offers Over £1,000,000 Freehold**

This wonderfully spacious home, renovated to a superb standard over recent years by our clients, offers over 3000 sq. ft of naturally light accommodation, set within c.1 acre of landscaped grounds and enjoying fabulous countryside views, with no onward chain. Briefly the property comprises five double bedrooms, three with en-suite facilities, two further bath/shower rooms, three large reception rooms, an impressive kitchen and separate utility room, plus a double garage.

### Accommodation

Entering via the impressive front entrance, leads into a genuinely spacious central reception hall, ensuring busy households and keen hosts enjoy plenty of space to welcome friends and family. Here you'll find two useful fitted storage cupboards as well as a ground floor shower room that provides the perfect convenience after those muddy dog walks in the surrounding countryside. Living accommodation adjoins the hall on three sides, firstly with a generous yet cosy sitting room featuring triple aspect windows providing abundant natural light and pleasant rural aspects, as well as a modern log burning stove. Secondly, the fabulous 'sunroom' provides a wonderful entertaining space in all seasons, overlooking the beautiful rear garden and with a large lantern roof. This space offers a natural flow of accommodation from inside to out during the warmer months, and a versatile additional reception room during the winter. Thirdly, glazed double doors open into an exceptionally spacious open-plan kitchen/diner/family room, also enjoying triple

aspect windows. This flexible space is sure to be the social hub of the home, whether it be for formal dining or relaxing. The kitchen, meanwhile, is fitted to a superb specification with a comprehensive range of wall and base units, composite worktops including a breakfast bar, twin bowl Belfast style sink and a wide range of integral appliances including a Range style cooker with extractor over, dishwasher, double fridge/freezer and drinks chiller. Completing the ground floor is a useful separate utility room with additional fitted storage cabinetry, worktops and space for laundry appliances.

Moving to the first floor, you'll be spoilt for choice from the five wonderfully spacious double bedrooms, all of which enjoy countryside views to various aspects. The particularly large master suite enjoys a separate dressing room/wardrobe and four-piece en-suite bathroom, whilst there are two further en-suite guest bedrooms, one of which features a walk-in wardrobe. The two remaining bedrooms share the very well-appointed family bathroom, which has both a bath and separate shower cubicle.

















## Outside

Nyeham House is set within c. 1 acre of formal landscaped grounds that have been thoughtfully designed to provide a clever blend of recreation spaces, wildlife habitat, a wide variety of plant and tree species and entertaining areas, that will only improve as the garden matures over the years. The secluded terrace adjoining the sunroom, offers the perfect spot to dine and host outdoors, as well as site a hot tub or other outdoor furniture. The south-westerly facing aspect is sure to please sunseekers, with the rear of the property enjoying plenty of any daytime and evening sunshine during the spring/summer months, whilst keen gardeners are sure to benefit from the favourable growing conditions found here. Ample parking provisions are provided for at least four-five cars once you enter the driveway via the electric front gates, and the detached double garage offers further secure parking or storage as required. The garage has electric doors, an electric car charger internally and the solar battery is located here.

## Location

Berhill lies on the outskirts of the popular village of Ashcott, which enjoys a range of facilities including a well-regarded primary school, playing fields, church, pub and good transport communications. Stunning wildlife and walks are found only a few miles away at Shapwick Heath Nature Reserve and Walton Hill. The nearby town of Street offers sporting and recreational facilities including both indoor and outdoor swimming pools, Strode Theatre and the famous Clarks Outlet Shopping Village. There is good schooling at all levels 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 hour's drive. Train links are found at Castle Cary, Yeovil and Bridgwater.

### 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.

Material information can be viewed online via Rightmove and OnTheMarket.com, or contact our office.



**Local Council:** Somerset Council

**Council Tax Band:** E

**Heating:** Oil fired under floor heating.

**Services:** Mains electric & water, private drainage. Photovoltaic solar panels are installed and sold freehold with this home. Standard broadband available and external mobile signal with four major networks likely (Ofcom).

**Tenure:** Freehold



### Motorway Links

- M5 (J23)
- A303 Podimore (M3)



### Train Links

- Bridgwater
- Taunton (Bristol & Paddington)



### Nearest Schools

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

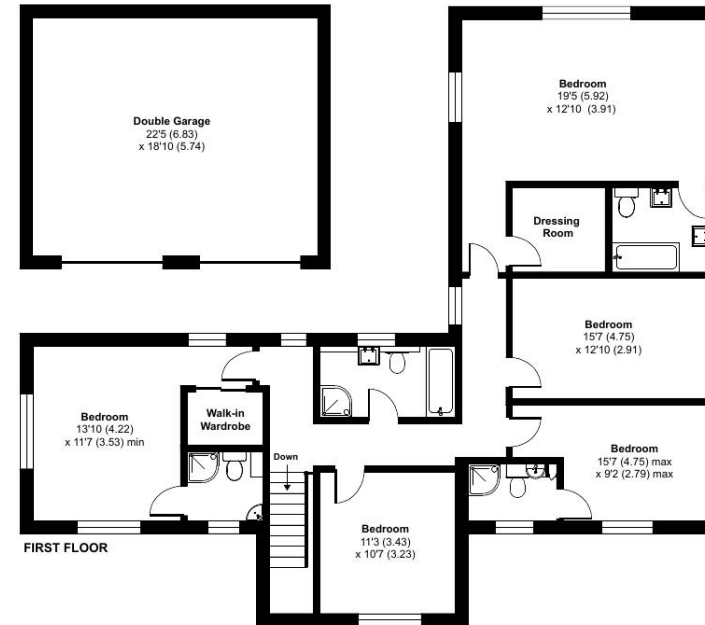
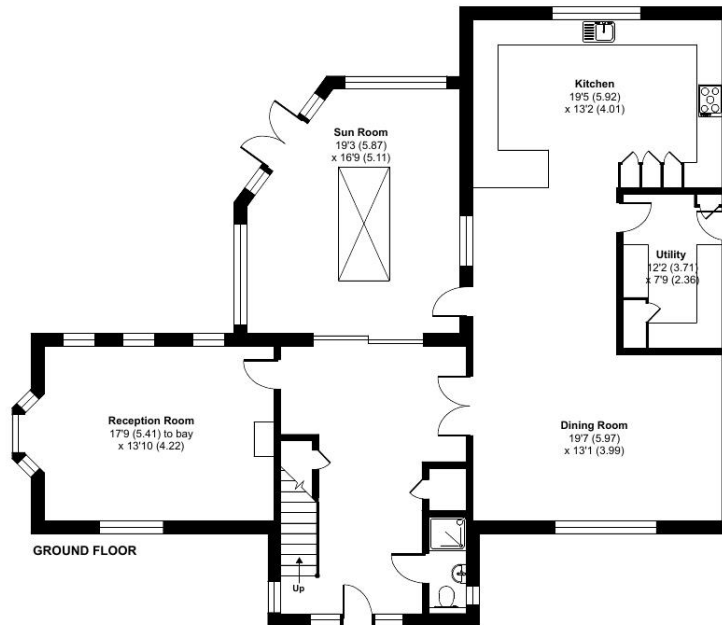
# Berhill, Ashcott, TA7

Approximate Area = 3032 sq ft / 281.6 sq m

Garage = 423 sq ft / 39.3 sq m

Total = 3455 sq ft / 320.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1295222

## STREET OFFICE

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