

# Northbrook Road

Shapwick, TA7 9LN

COOPER  
AND  
TANNER



## Asking Price Of £399,950 Freehold

This attractive three-to-four bedroom semi-detached Victorian home offers generous proportions, period character and a thoughtful modern extension, creating an ideal setting for family living. Situated on a quiet residential road with ample on-road parking, the property has classic 19th-century architecture with high ceilings, sash-style windows and decorative corning with contemporary updates that enhance the practicality of day to day living.

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### ACCOMMODATION:

Spread across three well-planned levels, the house provides exceptional interior space. Currently entered via the side door, the entrance leads to a bright and airy open-plan kitchen and dining area which has been extended by the current owners, this space features modern cabinetry with space for free standing appliances and generous work surfaces alongside a island unit for additional storage/countertop space. A separate utility area adds storage and laundry facilities, while the living room retains a warm, character feel making it ideal for enjoying a quiet evening or hosting guests.

Upstairs there are three comfortable double bedrooms, each benefiting from the impressive ceiling height typical of the Victorian era. One of the rear bedrooms has been divided to create two smaller children's rooms, illustrating the home's flexibility to meet a growing family's needs. The arrangement could easily be returned to a larger three-bedroom layout if preferred. A well-appointed family bathroom completes this floor. The converted loft provides a versatile additional room located on the third floor, perfectly suited as a home office, creative studio, or occasional guest space, offering elevated views over the surrounding neighbourhood. Beautifully presented throughout and sympathetically updated, this property presents a rare opportunity to purchase a spacious family home in a desirable village setting.

### OUTSIDE:

To the rear is a low-maintenance garden with artificial lawn offering a private and enclosed space which can be used as a safe play space for small children. The front and side of the property enjoys ample on-street parking and the main residence can be accessed via both the front and side of the property.

### SERVICES:

Mains electric, water and drainage are connected and oil fired central heating is installed. The property is currently banded C for council tax, within Somerset Council. Ofcom's service checker states that Good outdoor mobile coverage is likely with three major providers, whilst Superfast broadband is available in the area.

### LOCATION:

Shapwick is a popular and picturesque village on the Polden Hills, thought to have origins as a Roman settlement and subsequently owned by Glastonbury Abbey from the 8th to the 16th century. The village church has stood proud since 1331 at the heart of the village, whilst the neighbouring villages of Catcott, Edington and Ashcott, all within a 5 minute drive, offer amenities between them including two primary schools, preschool, village shop/post office, and several local pubs. Residents of the village can enjoy an abundance of stunning countryside and two nature reserves within 2 miles. The thriving centre of Street is only 5 miles away and offers comprehensive facilities including Strode College and renowned Millfield School, theatre, both indoor and outdoor swimming pools and Clarks Village outlet shopping centre. Access to the M5 motorway at Dunball (Junction 23) is 7 miles away with Bristol, Bath, Taunton and Exeter all being within a reasonable commuting distance.

### 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.



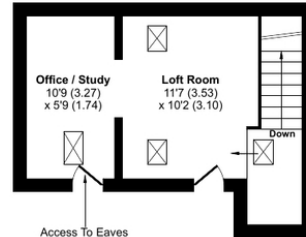




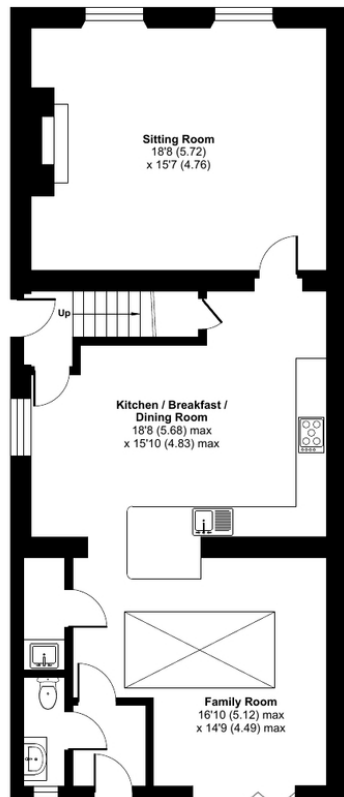
## Northbrook Road, Shapwick, TA7

Approximate Area = 1765 sq ft / 163.9 sq m

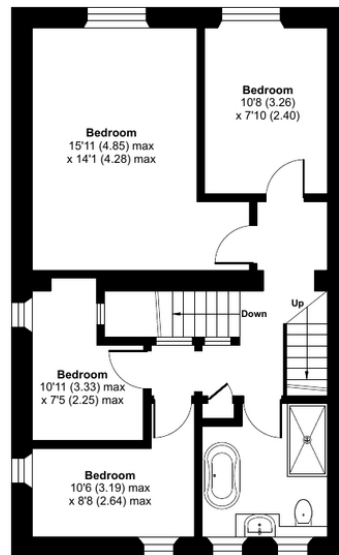
For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Cooper and Tanner. REF: 1359118

### STREET OFFICE

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