

Station Road

Ashcott, TA7 9QP

COOPER
AND
TANNER



Asking Price Of £500,000 Freehold

A substantial detached cottage, set in a secluded plot of just under half an acre, on the edge of this popular Polden Hills village. Enjoying countryside views, no onward chain and fabulous opportunity to improve and adapt the flexible accommodation to suit your needs, including annexe potential.

Station Road

Ashcott

TA7 9QP



5



2



2

EPC F

Asking Price Of £500,000 Freehold

ACCOMMODATION:

The property is entered principally via the main front entrance, which is sheltered by a storm porch and opens into a large reception room at the heart of the property. This is one of three receptions on the ground floor, providing a great degree of versatility in potential use. From here, the primary staircase (one of two) rises to the first floor, and doors lead off in three directions to the other living spaces. These comprise: a particularly spacious sitting room flooded with natural light from its triple aspect windows and double doors; a cosy snug/family room with a fabulous inglenook style fireplace; adjoining utility/boot room and separate WC and a kitchen (now requiring refurbishment). A second staircase leads up from the snug to two of the bedrooms, providing obvious potential to create a self-contained annexe from this side of the property. The main staircase leads to a landing with two useful fitted storage cupboards, as well as direct access to four of the bedrooms and the family bathroom. All four rooms can accommodate double beds with accompanying furniture and the particularly spacious master enjoys dual aspect windows offering far reaching countryside views, as well as an ensuite bathroom with full three piece suite.

OUTSIDE:

A generously proportioned home such as this, craves an equally substantial garden to match. This c0.46 acre plot certainly does not disappoint in that regard, and offers fabulous privacy on the very edge of the village, as well as wonderful aspects over the surrounding countryside. Formed predominantly from an orchard containing a variety of fruit trees, the opportunities to landscape to your requirements, are almost endless. Families and keen gardeners alike can enjoy the haven for wildlife or potential offered by this peaceful slice of Somerset countryside. A gated driveway at the side of the property, currently offers parking for three to four cars, but with plenty of space to extend this as required, and the pre-fab detached garage offers useful storage space, again with ample potential for further outbuildings (subject to relevant permissions). A sheltered courtyard at the rear of the property, could also be transformed into an intimate alfresco dining area, or offer space to extend the accommodation further (s.t.p.p).

SERVICES:

Mains electric and water are connected, private drainage is in place and oil-fired heating is installed. The property is currently banded F for council tax within Somerset Council. Ofcom's service checker states that external mobile coverage is likely with four major providers, and that Standard broadband is available in the area. A further range of material information is available within our online listings for this property, or upon request from our office.

LOCATION:

Situated on the outskirts of the popular village of Ashcott, which has facilities including two pubs, a highly-rated primary school, nursery and good transport communications. Nature reserves, areas of outstanding natural beauty and fabulous countryside walks are all within a few miles. 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 45 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.





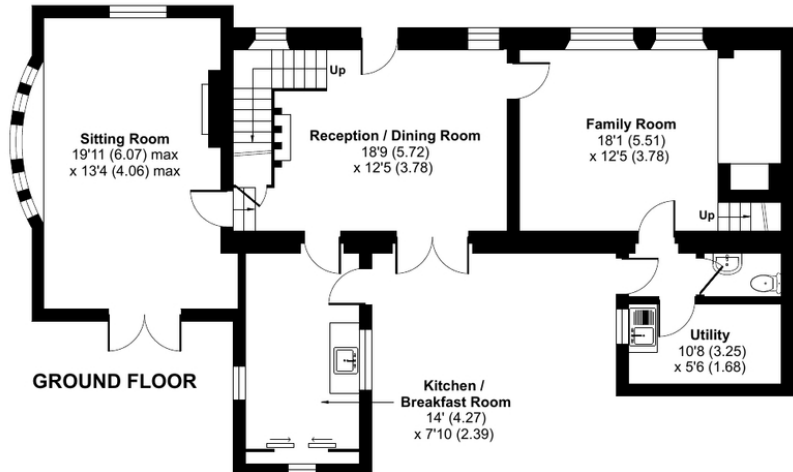
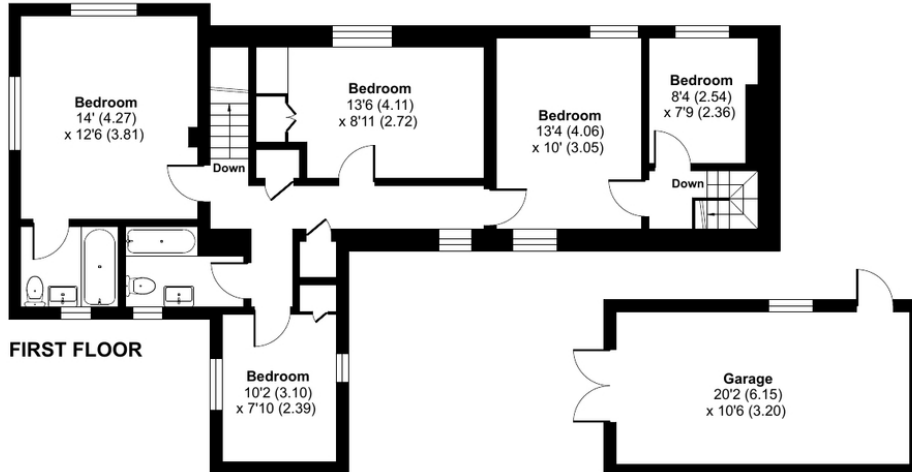
Station Road, Ashcott, TA7

Approximate Area = 1861 sq ft / 172.8 sq m

Garage = 212 sq ft / 19.6 sq m

Total = 2073 sq ft / 192.4 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). © nichcom 2024. Produced for Cooper and Tanner. REF: 1204458

STREET OFFICE

Telephone 01458 840416

86, High Street, Street, Somerset BA16 0EN

street@cooperandtanner.co.uk

**COOPER
AND
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the m as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

