

# Brook Lane

Catcott, TA7 9HG

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## Asking Price Of £460,000 Freehold

A versatile and well presented detached home situated in the much sought after Polden Hills village of Catcott. Offering four bedrooms, including a potentially self-contained ground floor studio annexe, two bathrooms plus two cloakrooms, beautifully tended gardens and a generous gated driveway.

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### ACCOMMODATION:

Entering through the main front door invites you into the welcoming primary reception hall, whilst separate direct access is available to the annexe as required. From here, doors open to a cloakroom with WC and wash basin, serving the principal spaces and all ground floor accommodation including a spacious sitting room with built-in bookshelves, a modern open fireplace and generous natural light, perfect for relaxing or entertaining throughout the seasons. The attractive kitchen tastefully blends country style with a modern twist, providing a range of fitted wall and base level cabinetry, fitted pantry, ample worktop space and space for free standing appliances. Accommodation flows into a bright separate dining room with sliding doors opening to the beautifully landscaped rear garden, offering a fabulous formal or family gathering point. The second ground floor lobby, which provides self contained access to the annexe, from the driveway, also leads to the separate utility room which is fitted with a further range of storage cabinetry, work surfaces, drainer sink and provisions for laundry appliances. A generous second sitting room with a well appointed fitted kitchenette and French style patio doors to the rear garden, leads to a ground floor bedroom with fully tiled en-suite 'wet room', offering the ideal setup for a self-contained annexe. This space is perfect for guests, extended family, or even as a private rental opportunity.

The first floor comprises of a central landing with natural light flooding through the side facing window and a useful fitted store cupboard, before doors open to three good size bedrooms, two of which feature dual aspect windows. This floor is served by a modern bathroom with a P-shaped shower/bath and pedestal wash basin, whilst a WC with additional wash basin are found in the adjacent room. Far reaching views of the Mendip Hills can be enjoyed in the distance from two of the bedroom windows, the landing and cloakroom.

### OUTSIDE:

A gated driveway welcomes you into this property's generous frontage, which is enclosed by stone walls and benefits from the screening of mature trees and shrubs to ensure good privacy as well as a safe environment for families with children or pets. The substantial driveway caters for at least three cars and the remaining front garden is laid to lawn with attractive

flower and shrub borders. Additional parking for two cars is available in a layby in front of the drive, owned by this property. The versatile and secluded rear garden provides a wonderful compromise between a lawned recreation space, outdoor entertaining potential and a selection of planting schemes to keep green fingered buyers occupied. The timber garden shed also offers useful additional storage.

### SERVICES:

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

### LOCATION:

The picturesque village of Catcott is situated in the Polden Hills between Street and Bridgwater and has facilities such as a local bus service, primary school, pub, church and a playing field. Neighbouring Edington also provides a health centre, village hall and large convenience store/post office. A wonderful variety of scenic walks can be found around these villages, as well as a number of nature reserves within 3-5 miles. Catcott is approximately 7 miles from both Street and Bridgwater, where you will find a comprehensive range of amenities. Secondary schooling is at Crispin School in Street and Strode College. Renowned Millfield School is also found here. M5 access is at junction 23 some 6 miles distant and Taunton, Bath, Bristol and Exeter are all typically with an hour's commute.

### 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.

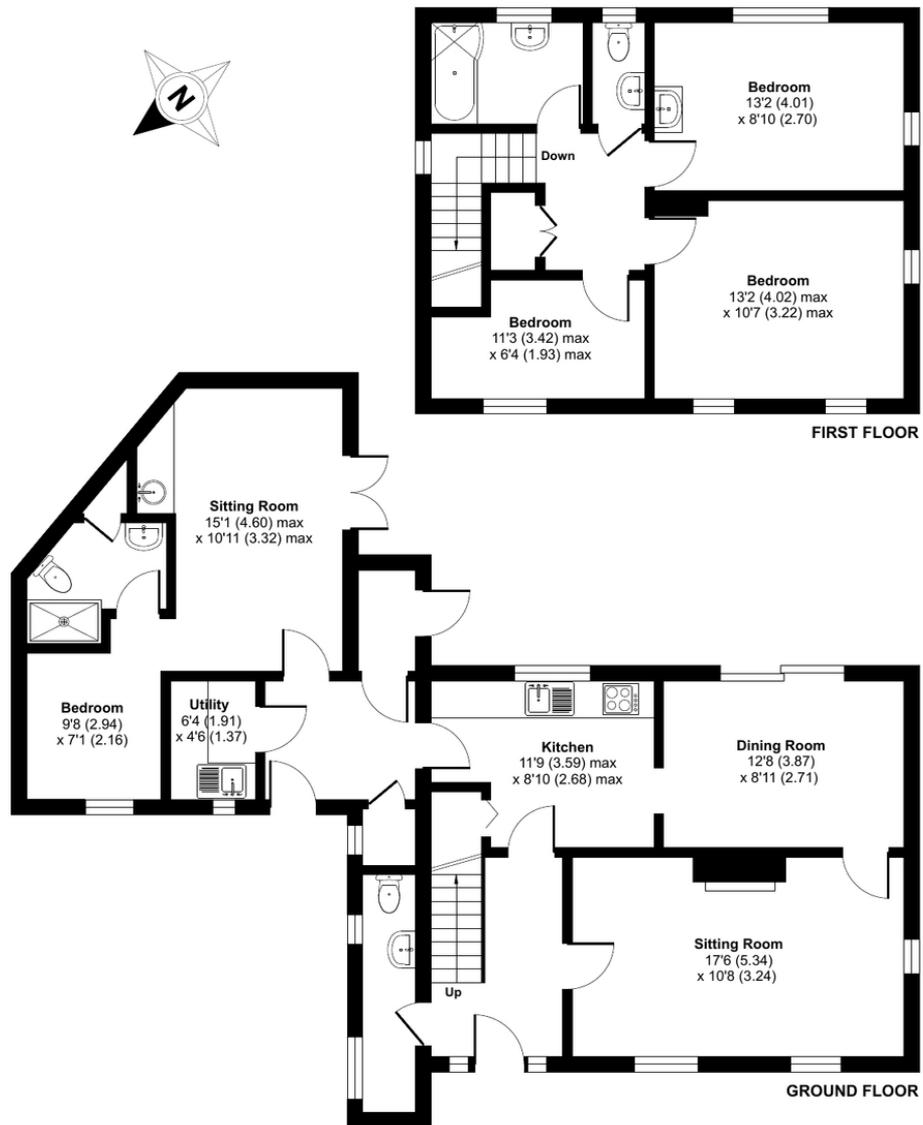




# Brook Lane, Catcott, TA7

Approximate Area = 1433 sq ft / 133.1 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). © nichecom 2025. Produced for Cooper and Tanner. REF: 1357131

## STREET OFFICE

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