



Front Street, Chedzoy TA7 8RE

Asking Price Of £975,000 Freehold

COOPER
AND
TANNER



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 6  4  5  c.0.7 acres EPC D

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Description

This spacious and individually designed home is truly one-of-a-kind, offering substantial accommodation for large families, a high specification detached annexe providing multi-generational living opportunities or a potential income stream, and a large secluded c0.7acre plot formed from wonderful, landscaped gardens and a variety of outbuildings.

Accommodation

The main dwelling has rear access points via the garden room and kitchen, although is entered principally via the formal front entrance where there is a large porch opening to the accommodation. The wonderfully grand dining hall sits proudly at the heart of the property, with all bedrooms and living spaces reached from here. The full height beamed ceiling is a most impressive feature of this home, with natural light flooding the room from the large dual aspect windows and providing an entertaining space that'll be the envy of your guests. Stairs rise to a small mezzanine landing, leading to the large sitting room with triple aspect windows and traditional red brick fireplace including a converted living flame

log burner. Beneath this, on the ground floor, you'll find a generously proportioned kitchen/diner offering ample space for informal dining and a comprehensive range of fitted wall and base level cabinetry, granite worktops and integral drainer sink with mixer tap. Fitted appliances include a fridge/freezer and drinks cooler, whilst space is provided for a range style cooker, dishwasher and washing machine.

On the opposite side of the house, split level accommodation comprises five good size bedrooms; two large double rooms one enjoying an en-suite bathroom and the other an en-suite shower room on the first floor, three further bedrooms on the ground level, one of which has previously been utilised as a study. The larger third bedroom features a range of quality fitted wardrobes and an en-suite shower room, whilst the other rooms are served by the well-appointed family bathroom. Completing the accommodation is a beautifully bright and spacious garden room, accessed from the third bedroom. This setup provides a versatile room which could offer additional entertaining space, a games room, or even in tandem with the bedroom, a self-contained studio.









Annexe

This superb high specification annexe is positioned a comfortable distance from the main dwelling and as such affords some privacy for multi-generational or short-term visitors. With a wealth of parking outside the annexe and sprawling landscaped gardens, this is anything but your average studio! On the ground floor, you enter through a large sunroom with a double-glazed roof allowing an abundance of natural light in. An open plan kitchen/dining/family room occupies the majority of the remaining ground floor, with a stylish contemporary range of cabinetry and granite worktops. Integral appliances include a dishwasher, eye level oven and grill, ceramic hob with cooker hood over and a fridge/freezer. A multipurpose washroom/utility and a large separate understairs storage cupboard, complete the ground floor. On the first floor is a good size double bedroom with an array of fitted wardrobes, balcony overlooking the gardens and a modern en-suite shower room.

Outside

Set within a circa 0.7acre plot and nestled back behind the initial property line of this picturesque village lane, Frys Farm offers a unique mix of open aspect with a good degree of privacy. The entrance is denoted by an appropriately impressive set of wrought iron gates upon large

stone pillars, with stone walling enclosing the front courtyard and driveway. Off road parking is provided in abundance upon the very large gravel driveway, which also continues through the plot towards the annexe. The garden store and oil tank are found in the northeast corner of the plot, while there is a separate substantial studio with its own washroom/WC facility, located halfway into the plot, next to the annexe. This has formerly provided ideal office space. The garden mainly comprises of two large lawns, one extending from the rear of the main dwelling and the second from the annexe to the end of the plot. These superbly maintained areas offer plenty of recreation space, whilst forming an important element should the incoming buyer wish to keep a more ornamental garden. A well-stocked pond creates a wonderful focal point, and a variety of mature trees frame the boundaries.

Location

Chedzoy is located 3 miles East of Bridgwater, with a village hall and church this is a quaint village steeped in character and charm. Bridgwater offers a range of services including retail, leisure and educational facilities. With convenient access to the M5 motorway via junction 23 and mainline links available via Bridgwater train station.



Local Information Chedzoy

Local Council: Somerset Council

Council Tax Band: G

Heating: Oil central heating

Services: Mains electric, water and drainage

Tenure: Freehold



Motorway Links

- M5 (J23/24)
- A303



Train Links

- Bridgwater, & Taunton (Paddington)
- Yeovil (Waterloo)

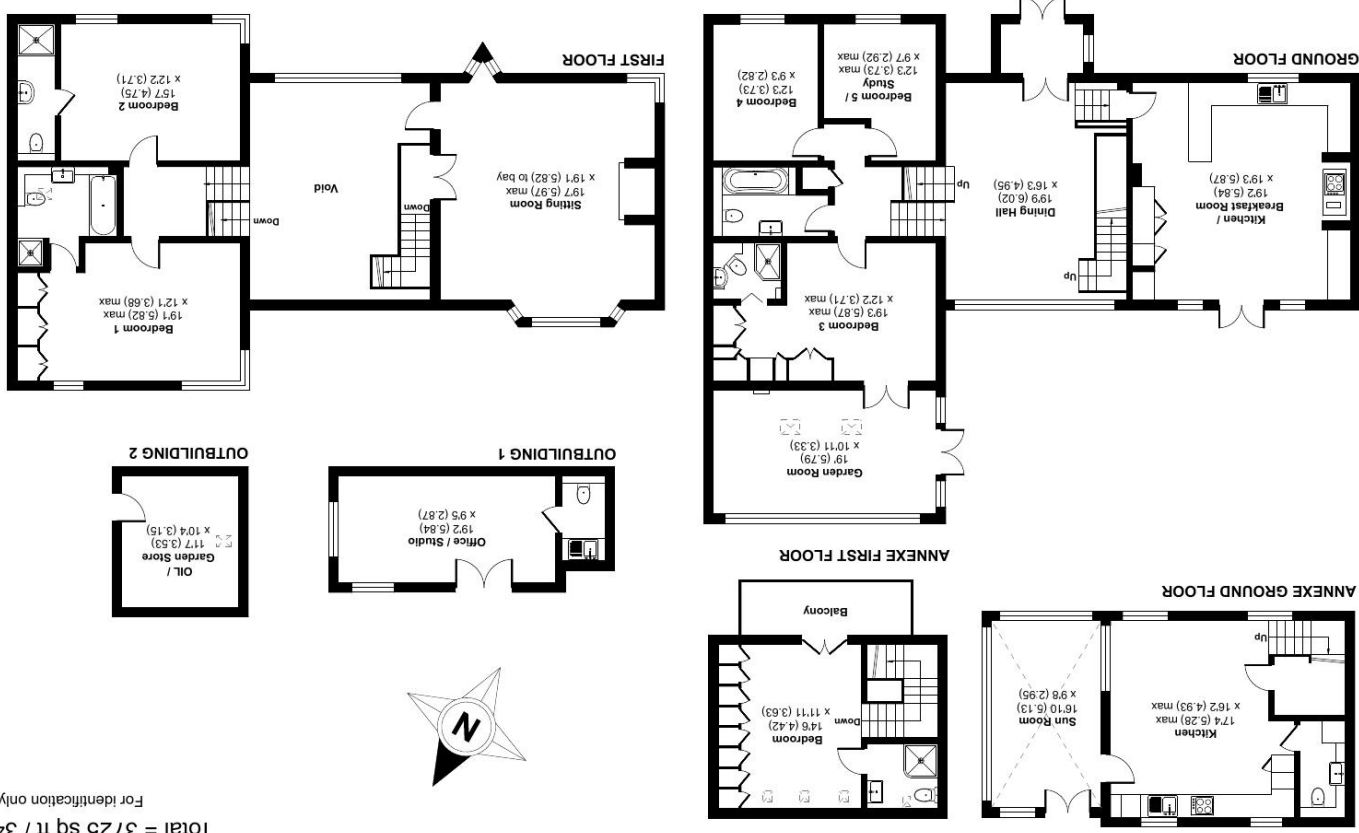


Nearest Schools

- Kingsmoor Primary School
- Bridgwater College Academy,
- Millfield Senior School (private)

Frys Farm, Front Street, Chedzoy, Bridgwater, TA7

Approximate Area = 2581 sq ft / 239.7 sq m
 Annexe = 811 sq ft / 75.3 sq m
 Outbuilding = 333 sq ft / 30.9 sq m
 Total = 3725 sq ft / 346.5 sq m
 For identification only - Not to scale



Certified Property Measurer
 RICS
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023.
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