

Northbrook Road

Shapwick, TA7 9NR

COOPER
AND
TANNER



Asking Price Of £450,000 Freehold

Three-bedroom detached home with a self-contained outbuilding and stunning panoramic views across the Mendip Hills available with no onward chain

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ACCOMMODATION:

Set on a generous plot, the main residence boasts a bright and spacious layout over two floors. Upstairs, you'll find three well-proportioned bedrooms, including a triple-aspect master bedroom that captures natural light throughout the day and offers spectacular views in all directions. The remaining two bedrooms are adequately sized to house single beds with free standing furniture. The family bathroom is also located on this floor and features a traditional suite including a shower, basin, and toilet.

On the ground floor, the home offers an L-shaped kitchen, a comfortable living room, and a practical utility room with high ceilings and ample space for white goods. To the side of the property is an integral garage with its own electric supply, providing secure storage or potential for further conversion (STPP).

OUTSIDE:

One of the standout features of this home is the self-contained studio outbuilding in the rear garden. Perfect as a guest suite or home office. The outbuilding includes a living area with its own private bathroom. The garden itself is peaceful and enhanced by a beautifully hand-crafted pond water feature, ideal for relaxing and soaking in the setting. To the front there is a driveway with plentiful parking for multiple vehicles alongside the current LPG tank to provide gas supply to the property. There is also an additional front lawn for additional gardening options.

SERVICES:

Mains electric and water are connected, private drainage is in place and LPG-fired central heating is installed. The property is currently banded E for council tax, within Somerset Council. Ofcom's service checker states that external mobile coverage is likely with four 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.





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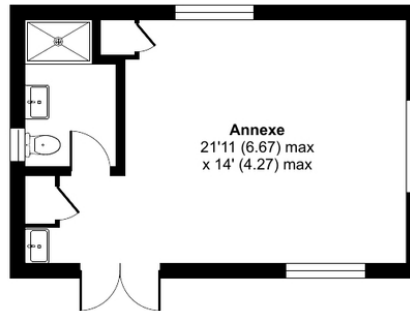
Approximate Area = 1158 sq ft / 107.6 sq m

Annexe = 307 sq ft / 28.5 sq m

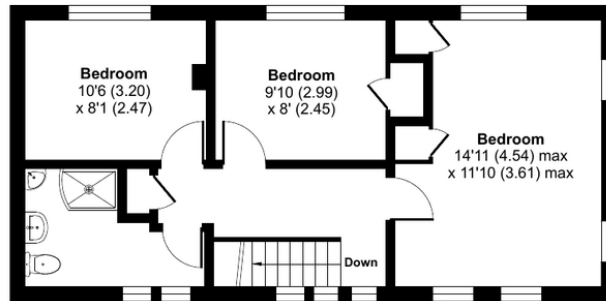
Garage = 163 sq ft / 15.1 sq m

Total = 1628 sq ft / 151.2 sq m

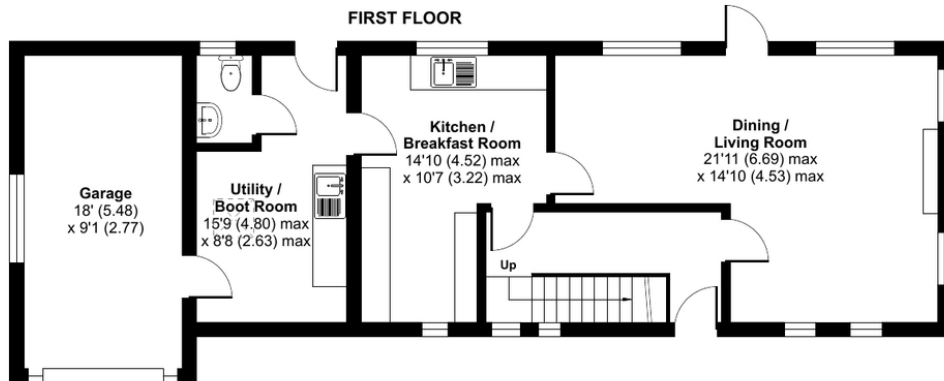
For identification only - Not to scale



ANNEXE



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Cooper and Tanner. REF: 1303679

STREET OFFICE

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