

Berhill

Ashcott, TA7 9QN

COOPER
AND
TANNER



Asking Price Of £525,000 Freehold

Situated on the edge of this popular village less than 10 minute's drive from Street and Millfield School, this spacious character cottage offers privacy, convenience and well presented accommodation, all set within versatile grounds totalling c.1.8 acres. Available with no onward chain.

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 4  2  2 EPC E

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ACCOMMODATION:

The property can be entered by either of two porches, with the side entrance providing a potential boot room, before opening into the kitchen/diner, whilst the 'formal' entrance can be found at the heart of the house, leading into a generous reception hall. Ground floor accommodation accessible from here includes: a particularly spacious main reception room with dual aspect windows and double doors to the garden, an impressive inglenook style fireplace with fitted log burning stove and a range of fitted bookshelves; a second versatile reception room also boasts an inglenook fireplace with a wood burning stove and providing a potential snug, office or play room as required; and a well proportioned kitchen/diner suited to family meals and social gatherings. The kitchen comprises of a wide range of fitted wall and base level cabinetry, countertops and tiled splashbacks, a drainer sink with mixer tap and integral appliances including a dishwasher, fridge/freezer, electric oven, hob and microwave. This floor is also served by a cloakroom with WC and wash basin. Take your pick from one of two staircases rising to the first floor, with the primary set found in the reception hall and rising to a galleried landing area, while the other is formed from a traditional stone staircase rising behind the inglenook in the main living room, retaining a lovely original feature typical of this era, whilst also offering flexibility to access one of the four bedrooms independently. First floor accommodation comprises four bedrooms, including three excellent size double rooms and a generous single, all enjoying countryside views. Two well appointed shower rooms are sure to cater to busy households, with both rooms featuring modern three piece suites including vanity basins, whilst a large walk-in store room offers very useful storage or perhaps a potential office.

OUTSIDE:

A substantial driveway entered at the side of the property, offers parking comfortably for up to five cars or indeed ample space to add a garage if required (subject to any necessary consent). The plot extends in a south-westerly direction from the cottage, totalling 1.8 acres of varied landscapes to suit a wide range of needs. From rolling lawn to orchard enclosed by stock fencing, and beyond to wild meadow, ensuring there is an abundance of wildlife on your doorstep, as well as ample recreation space. A large terrace spans the entire length of the property to provide the perfect

secluded sunny spot in which to host family and friends. Useful outbuildings include a utility room/workshop found at the side of the cottage, and a bank of three good quality timber stables which are sure to be of interest for animal lovers or those seeking hobby space. The privacy, versatility and ease of access on offer here, are rarely found in such a convenient position for access to every day amenities.

SERVICES:

Mains electric and water are connected, private drainage is in place, and oil-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 major providers, whilst Standard broadband is available in the area. A wide range of further 'material information' can be found within the photo reel of our online listings, as well as on request from our office.

LOCATION:

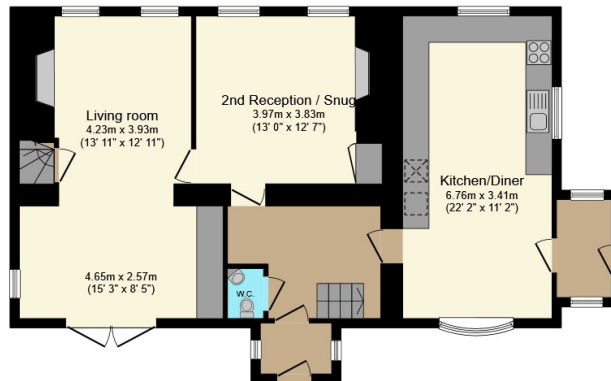
The property is found on the lower part of Berhill, approx 300m from the junction with the A39, on the edge of Ashcott. The popular village itself enjoys a range of facilities including a well-regarded primary and pre-school, playing fields, church, pub and good transport communications toward Taunton, Bridgwater and Street/Glastonbury. Stunning wildlife and walks are found only a few miles away at Shapwick Heath Nature Reserve. The nearby town of Street offers sporting and recreational facilities including both indoor and outdoor swimming pools and a leisure centre, Strode Theatre and the famous Clarks Shopping Village. There is good schooling at all levels within the town including the renowned Millfield Senior School, Crispin School and Strode College. The Cathedral City of Wells is just nine miles away and the nearest M5 motorway interchange at Puriton, is some seven miles. Bristol, Bath, Taunton and Exeter are each within one hours drive. Train links are found at Castle Cary, Yeovil, Taunton and Bridgwater.

VIEWING ARRANGEMENTS:

Strictly through prior arrangement with agents Cooper and Tanner on 01458 840416. If arriving early, please wait outside the property to be greeted by a member of our team.







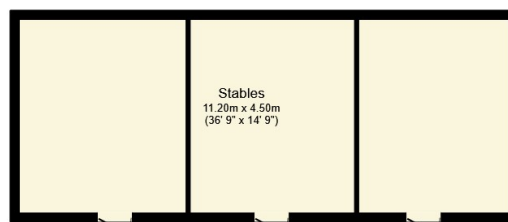
Ground Floor

Floor area 88.8 sq.m. (956 sq.ft.) approx



First Floor

Floor area 83.6 sq.m. (900 sq.ft.) approx



Outbuilding

Floor area 49.3 sq.m. (531 sq.ft.) approx

Total floor area 221.8 sq.m. (2,387 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

STREET OFFICE

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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 same as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

