

# Taunton Road

Pedwell, TA7 9BG

COOPER  
AND  
TANNER



## Asking Price Of £550,000 Freehold

A wonderfully unique and simply beautiful barn conversion offering generously proportioned accommodation, seamlessly combining character features with modern fixtures, ample parking, a double garage and potential self-contained ancillary accommodation.

# Taunton Road Pedwell TA7 9BG

 4  2  2 EPC C

## Asking Price Of £550,000 Freehold

### ACCOMMODATION:

The property is accessed from its westerly facing aspect and the main front entrance features an attractive oak framed veranda providing shelter from the weather. A solid oak and glazed door opens into a spacious reception hall that offers an impressive welcome to this home. A beautiful solid oak staircase rises to a gallery landing, and a cloakroom with WC and wash basin, is discreetly housed below. The hallway leads to ground floor accommodation including a large sitting room with dual aspect full height windows/double doors opening to both front and rear gardens and flooding the room with natural light. During colder months, the stunning fireplace with integral gas fired stove, is sure to create a cosy ambience. Meanwhile, the fabulous open-plan kitchen/diner will appeal to buyers who enjoy hosting friends and family, with ample space for a large dining table and further double doors allowing your gathering to spill out into the rear garden. The kitchen itself features a comprehensive range of oak fronted shaker style cabinetry with composite work surfaces over, Belfast style sink with mixer tap and a gas fired Aga. Integral appliances include a dishwasher, fridge and freezer.

Moving to the first floor, the stunning landing area has a high vaulted ceiling and exposed woodwork, with two skylight windows channelling plenty of natural light into the space. Cottage style oak doors open to three fantastic double bedrooms and the stylishly appointed family bathroom, comprising tiled walls and flooring, a fabulous walk-in shower cubicle, wash basin, WC and separate freestanding bath. The exceptionally spacious main bedroom enjoys dual aspect windows and a skylight, as well as a substantial range of high quality bespoke fitted furniture including wardrobes and cupboards, whilst the equally impressive second bedroom also includes bespoke fitted furniture as well as its own private mezzanine, providing an ideal office space / dressing area or perhaps a quiet reading nook.

### OUTSIDE:

Access is via the 'Western Farm' driveway, leading through the neighbouring light commercial units, toward a large tucked away courtyard providing off road parking comfortably for at least 6 cars. Here you'll also find a row of former barns now providing double garaging or hobby/workshop space as required. A gate leads into the walled and secluded front garden, which enjoys a westerly aspect to soak up any afternoon and evening sunshine. This area has been beautifully landscaped in predominantly shallow tiered patios and hardy shrub borders, providing a sheltered spot that not only provides an attractive front approach, but an equally useable entertaining space offering the feel of a Mediterranean terrace. At the rear, a further enclosed garden is walled to all sides, and attractively landscaped to suit those seeking a versatile yet practical space with minimal regular upkeep. A central lawn and raised flower bed, separate two large patios providing further entertaining spaces adjoining the two ground floor living areas of the main property. These also link to the

large outbuilding spanning the rear boundary.

### OUTBUILDING:

The additional former agricultural building found at the rear of the garden, has been superbly restored and adapted by former owners, and additionally improved by our clients, to provide additional living space, a secluded retreat, or potential guest accommodation. The principal living space is currently set-up as a cinema/games room, although could offer bedsit accommodation served by a beautifully appointed shower room, and a large utility room with a full range of quality fitted wall and base units matching those of the main kitchen, offering a possible kitchen/diner with a little modification and appropriate consent. It is certainly rare to find ancillary accommodation of this quality and without doubt this offers another unique selling feature to this already wonderful home.

### SERVICES:

Mains gas, electric, water and drainage are connected and gas central heating is installed. The property is currently banded C 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. Additional material information can be found within the live link on our online listings, or speak to a member of our team.

### LOCATION:

The property is located off the A361 Taunton Road, near the bottom of Pedwell Hill, tucked away in a small mixed use complex of former agricultural buildings, and within just a few minutes drive of the popular village of Ashcott. There you can find a range of facilities including pubs, a highly-rated primary school, nursery, recreation grounds and good transport communications. 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 40 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.



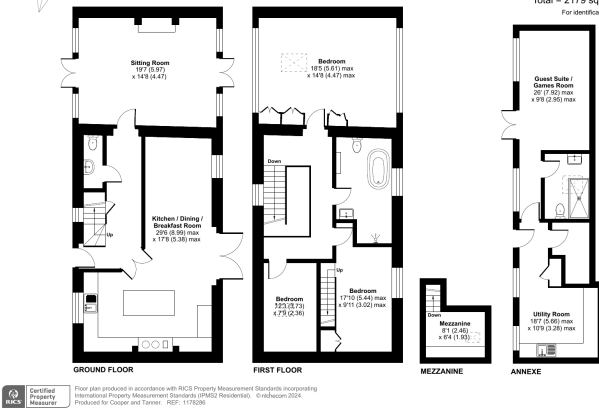




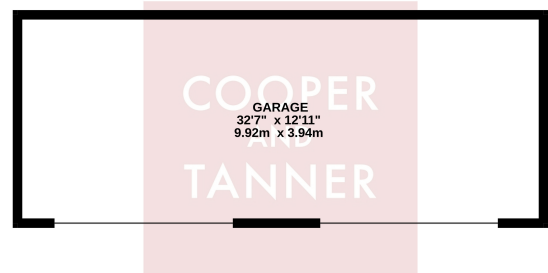


### Taunton Road, Pedwell, Bridgwater, TA7

Approximate Area = 1731 sq ft / 160.8 sq m  
Annexe = 448 sq ft / 41.6 sq m  
Total = 2179 sq ft / 202.4 sq m  
For identification only - Not to scale



GROUND FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA: 421 sq.ft. (39.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and should not be relied upon for any legal or financial purposes. The seller, Cooper and Tanner, does not warrant the accuracy of the floor plan and is not responsible for any errors or omissions. The floor plan is provided for information only and should not be relied upon for any legal or financial purposes. The seller, Cooper and Tanner, does not warrant the accuracy of the floor plan and is not responsible for any errors or omissions. The floor plan is provided for information only and should not be relied upon for any legal or financial purposes.

### STREET OFFICE

Telephone 01458 840416

86, High Street, Street, Somerset BA16 0EN

[street@cooperandtanner.co.uk](mailto:street@cooperandtanner.co.uk)

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