

Station Road

Ashcott, TA7 9QP

COOPER
AND
TANNER



Asking Price Of £550,000 Freehold

A beautifully presented and deceptively spacious character home, situated in a fabulous semi-rural setting on the outskirts of the village, and within only a mile of a nature reserve yet just 20 mins from M5 J23.

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 5  2  2 EPC C

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ACCOMMODATION:

The property is accessed from the rear elevation, where you'll find the main entrance sheltered by a storm porch and opening into a truly impressive reception hall. Immediately the oak flooring, bannisters and doors, combined with tasteful modern yet neutral decor, offers a glimpse of the quality and attention to detail seen throughout this home. A large walk-in pantry/store room and separate under stairs cupboard provide excellent storage provisions, before the hallway leads toward the ground floor living spaces. These comprise a flexible arrangement of two large rooms that can easily be arranged as three separate reception spaces such as a dining room, snug and formal sitting room, or as a large open plan space as required. Exposed stone walls, wooden beams and a traditional fireplace with stove, retain the cosiness and character of this space, yet the triple aspect windows and doors allow natural light to flood the rooms. The separate kitchen is beautifully appointed and well-proportioned to allow space for informal dining, featuring a comprehensive range of fitted base level cabinetry with granite worktops and undermounted sinks. Integral appliances include an electric oven and oil fired Aga, whilst there are additional spaces for undercounter appliances. Completing the ground floor is a utility room with worksurface and drainer sink, and which provides a separate space for laundry appliances. Here you'll also find access to an enclosed cloakroom/WC.

On the first floor, a large walk-in store room could provide a multitude of uses including a library, small office, or simply useful additional storage, whilst there are four excellent size double bedrooms and a particularly spacious family bathroom on this level. Several of the rooms enjoy far reaching countryside views, and the principal suite includes its own superbly appointed en-suite bathroom with full four-piece suite. The family bathroom also includes a bath, separate shower cubicle, WC and wash basin over vanity. Stairs rise from the first floor, to a loft room currently used as an office, but which could potentially provide a fifth bedroom if required.

OUTSIDE:

Set within a plot of c.0.2 acre, adjacent to open fields, this fabulous rural setting offers a feeling of privacy whilst enjoying a wonderful open aspect. A gated driveway enters the front of the grounds, with turning/parking space in the front right hand corner. The drive sweeps around the side and rear of the property, towards the outbuilding in the far left hand corner of the plot. Here there is a generous size garage and useful attached garden store. Attractive landscaped gardens frame the driveway and run the entire side and rear boundary, offering areas of well maintained lawn and

established flower/shrub borders. These superbly tended gardens offer plenty of space to keep green-fingered buyers occupied, however would also suit those seeking a less intensive outdoor maintenance requirement. Nature lovers are sure to be spoilt, with RSPB Ham Wall situated less than a mile away.

SERVICES:

Mains electric and water are connected, private drainage (shared with neighbouring property) is in place, and oil-fired central heating is installed. Photovoltaic solar panels were installed by our vendor c.13 years ago and benefit from an income from the remainder of the feed in tariff agreement.

The property is currently banded D 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 range of further material information can be found via the interactive link within the photo reel of our online listings, or by request to a member of our team.

LOCATION:

Situated on the outskirts of the popular village of Ashcott, which has facilities including two pubs, a highly-rated primary and pre-school, recreation grounds and good transport communications. Nature reserves, areas of outstanding natural beauty and fabulous countryside walks are all within a few miles. 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 10 miles away. Bristol, Bath, Taunton and Exeter are each within one hours drive. Castle Cary and Taunton provide direct rail access to London with links available in Bridgwater, Whilst Bristol Airport is within approximately 50 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.





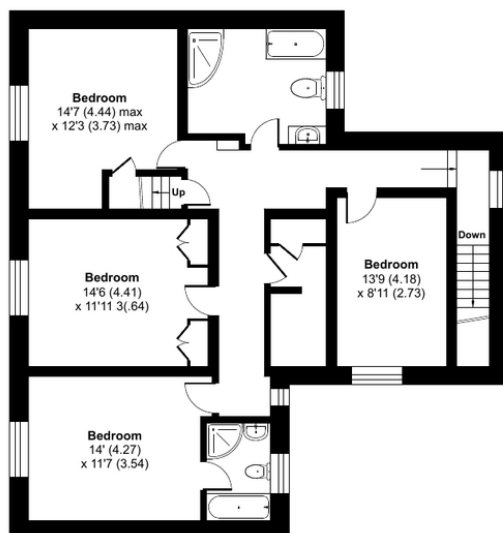
Station Road, Ashcott, Bridgwater, TA7

Approximate Area = 2639 sq ft / 245.1 sq m

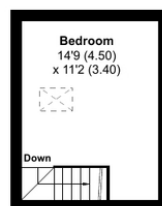
Garage = 521 sq ft / 48.4 sq m

Total = 3160 sq ft / 293.5 sq m

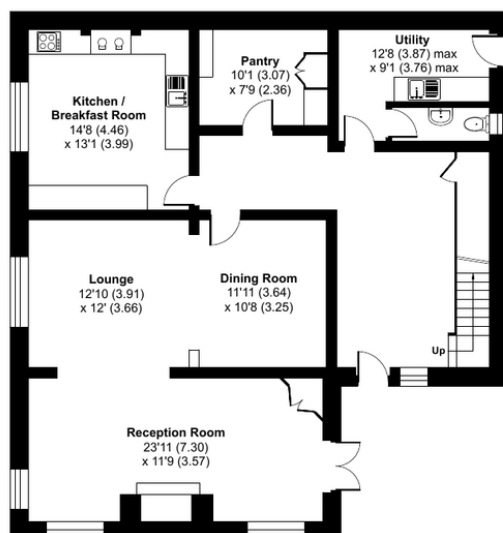
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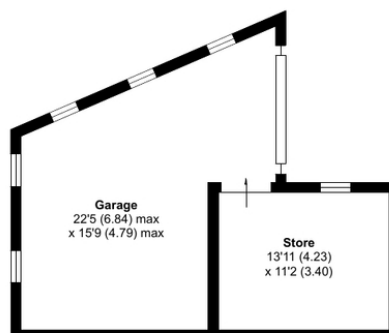
FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Cooper and Tanner. REF: 1251010

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



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