

# Priory Road

Chilton Polden, TA7 9EH

COOPER  
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TANNER



## Asking Price Of £595,000 Freehold

This substantial and imposing period property boasts an abundance of character features and charm, and with its extended accommodation, offers obvious potential for a self-contained annexe as well as a versatile home suitable for larger families. Offered with no onward chain.

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### ACCOMMODATION:

The property features two main entrances, located at the front elevation and the side due to its previous history as two separate dwellings, and which now lends itself well to creating a self-contained living/annexe space or even Air B'n'b potential. The primary front entrance features a large porch opening to a generous reception hall at the heart of the ground floor. From here, doors open to a spacious principal sitting room with a stone fireplace and integrated log burning stove at its focal point; a separate formal dining room with an open fireplace and marble surround; a versatile third reception room at the rear of the property which is currently used as a study and features an impressive Inglenook fireplace with log burning stove; and the kitchen. Here you'll find a range of fitted wall and base units, counter tops and an integral twin bowl sink with drainer. Space is provided for a range of free-standing appliances. A door links through to the former separate cottage, which now offers supplementary living accommodation to the main house, in the form of a snug/fourth reception, a large utility room with flagstone floor and a ground floor bathroom. Obvious potential exists here, to create self-contained living space if required, and a separate second staircase leads up to two double bedrooms and an independent landing that rejoins the principal property at the first floor level. The primary staircase rises to a galleried landing flooded with natural light, providing access to two fitted bathrooms, three further bedrooms and a nursery/office. Two of the bedrooms are particularly generous in proportions, with traditional Victorian fireplaces and fitted storage. Also accessed from this level, is the huge 30' 'Long Room' with its impressive vaulted ceiling. This has previously been used as a games room and hobby space, but could suit a multitude of uses for the incoming purchaser. A huge number of period features have been retained throughout, including some exposed stonework, wooden floors/doors/architraves and beams, fireplaces, arched windows and many more, allowing the next owner the option of an authentic and sympathetic modernisation.

### OUTSIDE:

Sitting within a predominantly walled plot of c.0.23 acre, this imposing period home enjoys impressive landscaped gardens comprising a large central lawn framed by mature hedging and a variety of trees, a selection of secluded patio areas in which to seek or escape the summer sun

dependent on your preference, and a courtyard area in front of the double garage and store room. Twin up and over doors open independently to each side of the garage, and the separate store offers a potential workshop if required. Vehicular access to the property is via the fabulous pillared entrance and driveway sweeping around the garden, toward the front entrance, providing plenty of off road parking. The property's position within its plot, allows the gardens to extend entirely toward the south, and soak up the best of any daytime sunshine.

### SERVICES:

Mains electric, water and drainage are connected, and economy electric heaters are installed to accompany the variety of open fireplaces and log burning stoves. The property is currently banded E for council tax, within Somerset Council. Ofcom's service checker states that internal mobile coverage is likely with at least two major providers, whilst Superfast broadband is available in the area. A further range of 'material information' can be found on our website listings, or upon request from the office.

### LOCATION:

Chilton Polden is a picturesque village nestled on the wonderful Polden Hills with easy access to the A39. The village has a popular pub, a church and playing field. Primary schooling is provided just a few miles away at Catcott and comprehensive convenience store with sub post office in nearby Edington. Local doctors surgery and medical centre a short drive away. Secondary education is available at Crispin School, Strode College and the renowned Millfield School, all in Street. Located approximately eight miles from Street and approximately six miles from Bridgwater and the M5 (junction 23). Taunton, Bath and Bristol are commutable and rail links can be found in Bridgwater or Castle Cary. Bristol Airport is within a 40 minute drive at off-peak times.

### 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.







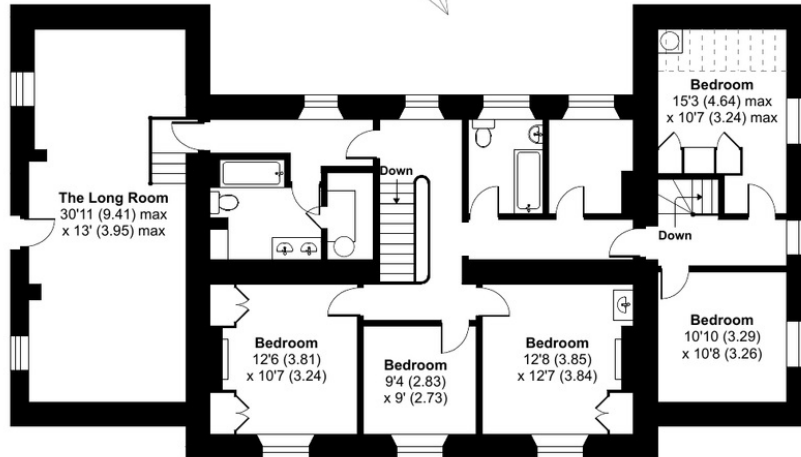
## Priory Road, Chilton Polden, TA7

Approximate Area = 3376 sq ft / 313.6 sq m (includes garage)

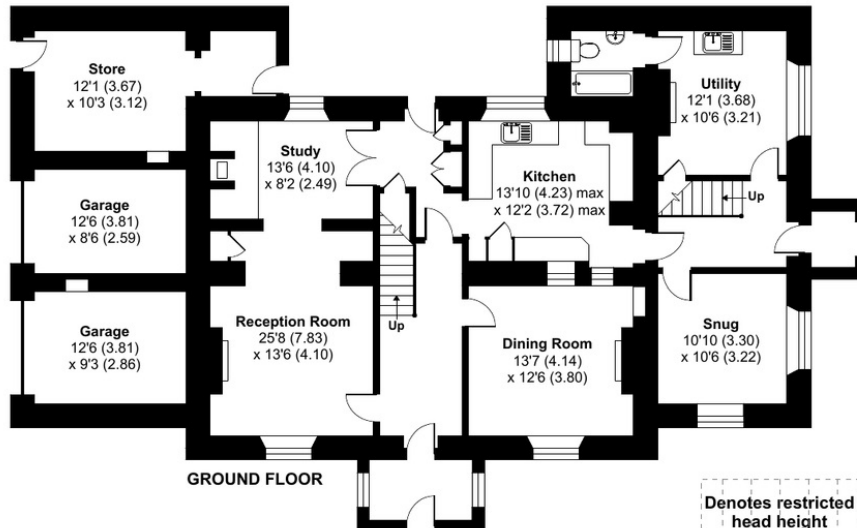
Limited Use Area(s) = 37 sq ft / 3.4 sq m

Total = 3413 sq ft / 317 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Cooper and Tanner. REF: 1219487

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



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