

Farm Hill

Ashcott, TA7 9PX

COOPER
AND
TANNER



Asking Price Of £660,000 Freehold

This beautifully presented detached home offers exceptional modern comfort, versatile accommodation and wonderfully maintained gardens. Finished to a high standard, the property provides three to four bedrooms and three to four reception rooms, allowing the layout to adapt effortlessly to family living, entertaining, or home-working.

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 4  3  2 EPC C

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ACCOMMODATION:

A welcoming hallway with elegant décor and warm natural tones introduces the property's refined presentation, to be found not only here, but throughout. The main sitting room is an inviting and stylish space, featuring a contemporary fireplace, soft neutral palette and generous proportions. Large windows bathe the room in natural light, creating a peaceful area to unwind and overlooking the beautiful gardens. At the heart of the home lies a stunning kitchen/breakfast room, thoughtfully designed with sleek modern cabinetry, an island with breakfast seating, and quality integrated appliances including: twin ovens; induction hob; dishwasher and fridge. Striking pendant lighting and considered colour choices give this space a modern yet homely feel, while an open archway links seamlessly to the dining room—perfect for hosting or family dinners. The Sun room extends from the rear, offering a wonderful garden-facing second lounge or family room with a glazed roof and French doors opening onto the patio, ensuring a bright, year-round living environment. A separate utility room for laundry appliances, is accessed from here. The ground floor also includes a cloakroom and two further linked rooms providing flexible reception or guest accommodation such as a study, snug, and/or fourth bedroom depending on requirements.

A fabulous oak staircase rises to the first floor, where the accommodation continues to impress. The master bedroom is a luxurious retreat, tastefully decorated and complemented by quality fitted wardrobes and an exceptional en-suite bathroom featuring a freestanding bath, walk-in shower and high-quality tiling. Two additional double bedrooms are equally well presented, enjoying pleasant views over the gardens and surrounding countryside. A stylish family bathroom with contemporary fittings and a large shower completes the first floor.

OUTSIDE:

The property is nestled centrally within its sizeable c0.24 acre plot, with wrap-around gardens that are beautifully landscaped and designed for enjoyment. The rear garden offers shaped lawns, a fabulous range of established planting including flowers, shrubs and trees, and several seating areas including two large patios and a charming covered outdoor dining space—perfect for entertaining or relaxing through the seasons. A raised decked terrace adjoins both the garden lounge and the sitting room, providing a natural extension of the indoor living space. To the front, a long driveway leads to ample parking, a double carport and a well equipped workshop/hobby space.

SERVICES:

Mains gas, electric, water and drainage are connected, and gas central heating is installed. The property is currently banded F for council tax, within Somerset Council. Ofcom's service checker states that Good outdoor mobile coverage is likely with three providers, whilst Superfast broadband is available in the area. Solar panels are installed on a leasehold agreement with approximately 10 years remaining. Our vendor advises the original installing company are still trading. A further range of material information is available within our online listings ([link in photo reel](#)), or upon request from our team.

LOCATION:

The popular village of Ashcott has facilities including a pub, highly-rated primary and pre-school, recreation grounds and good transport communications commutable to hubs such as the new Gravity Park and Hinkley Point C. 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. Street also provides 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 8 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.

AGENTS NOTE:

In accordance with the Estate Agents Act 1979, we hereby disclose a personal interest, and that our vendor is related to an employee of Cooper and Tanner.

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.





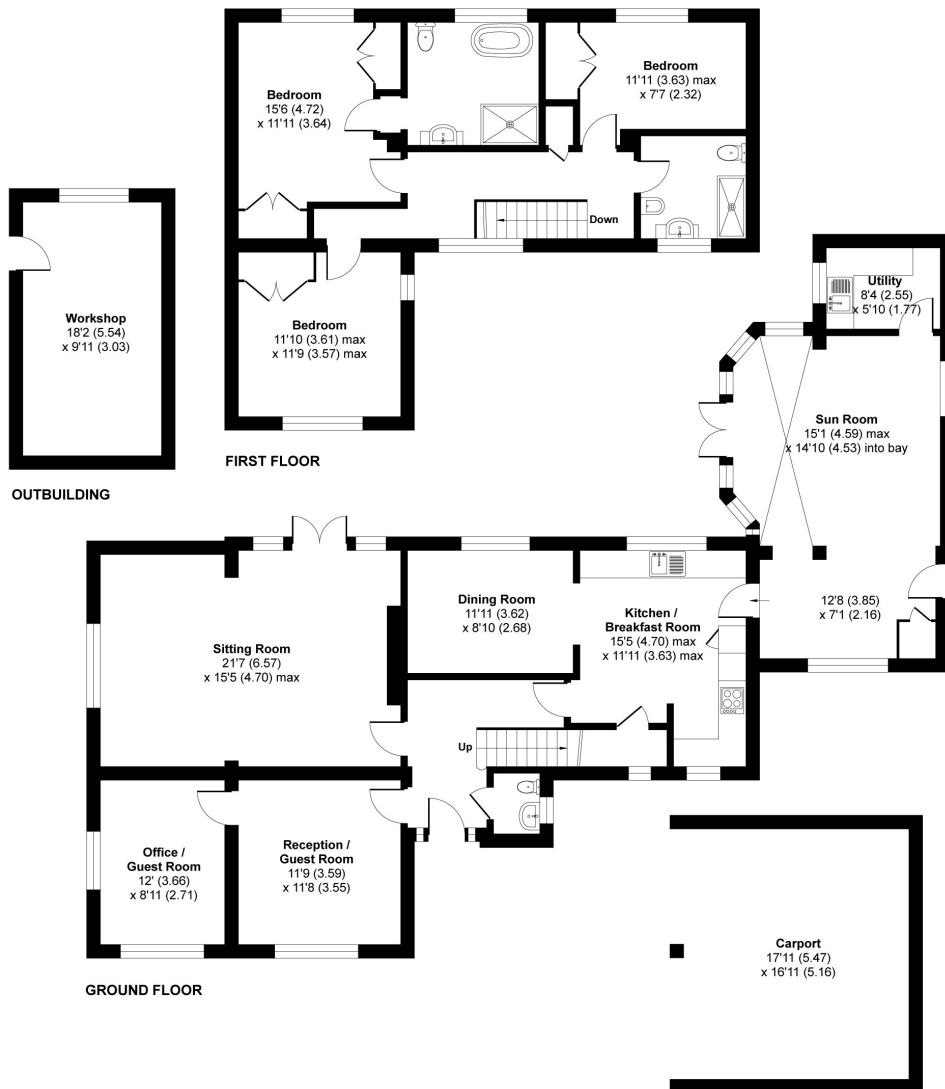
Farm Hill, Ashcott, Bridgwater, TA7

Approximate Area = 2125 sq ft / 197.4 sq m

Outbuilding = 181 sq ft / 16.8 sq m

Total = 2306 sq ft / 214.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Cooper and Tanner. REF: 1414692

STREET OFFICE

Telephone 01458 840416

86, High Street, Street, Somerset BA16 0EN

street@cooperandtanner.co.uk

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