

Whitley Lane

Ashcott, TA7 9QW

COOPER
AND
TANNER



Asking Price Of £699,950 Freehold

We are delighted to bring to the market this tucked away three bedroom bungalow on the edge of the popular village of Ashcott. The property is in need of modernisation throughout but is a fantastic opportunity to take on a renovation within approximately 5 acres of land. Comprising large gardens and woodland, as well as two separate paddocks, this property would be idea for those wanting a little extra land for equestrian use or those keen to a fairly blank canvass to make something uniquely their own.

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ACCOMMODATION:

You enter the property through the front door via a handy porchway. The entrance hall is an open and airy space that provides access through to the principle reception rooms as well as two downstairs bedrooms, all of which are good sizes. There are two shower rooms on the ground floor. One off the main entrance hall and the other off the utility. The kitchen is well-appointed with a range of base and eye level units but it could benefit from updating or opening up through to the dining room. The property includes a utility room which leads through to the very good sized single garage. To the first floor there is an additional bedroom with views out over the garden. A further attic room is ripe for further conversion and the installation of an en suite shower room (subject to the necessary permissions). The property overall is a little dated and could benefit from modernisation, but there is also a huge opportunity for the more imaginative to transform what is a charming bungalow into a substantial project that would not be out of place in this secluded spot.

OUTSIDE:

The house itself is surrounded by nicely landscaped gardens, mostly laid to lawn with an enveloping paved terrace. Many mature trees surround the property, offering a feeling of being surrounded by nature and lending itself to privacy. There are two additional paddocks with the property ideal for those looking for possible equestrian options. The total land coming to approximately 5 acres in total. There is a private driveway and off-road parking for 4/5 vehicles with easy option to add more.

SERVICES:

Mains electric, and water are connected, and oil-fired central heating is installed. There is private drainage. The property is currently banded F for council tax, within Somerset Council. Ofcom's service checker states that internal mobile coverage is likely with one major provider, whilst Superfast broadband is available in the area.

LOCATION:

The popular village of Ashcott 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.





Whitley Lane, Ashcott, Bridgwater, TA7



Approximate Area = 2072 sq ft / 192.4 sq m

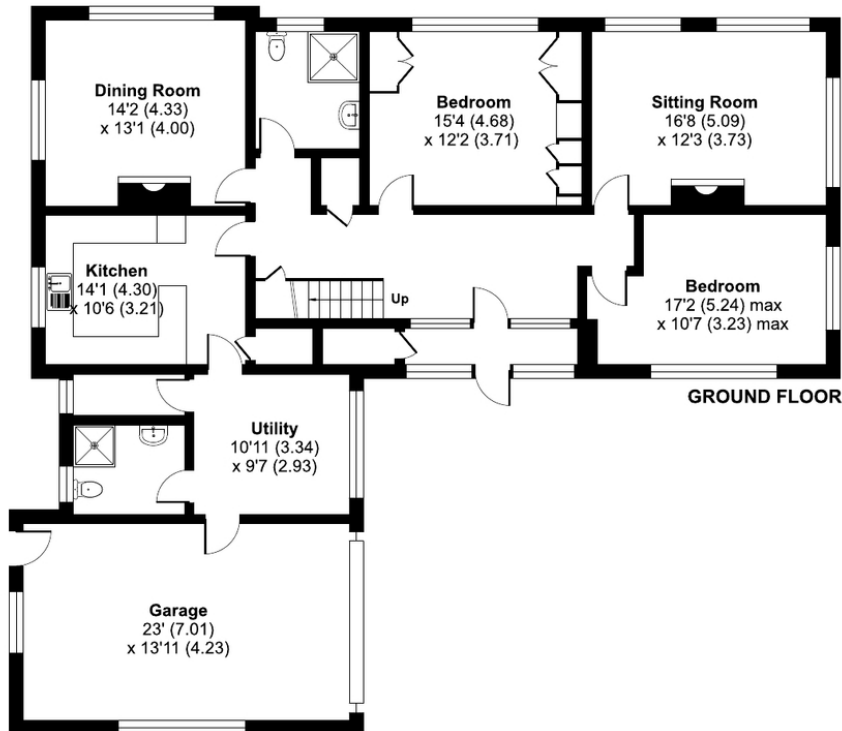
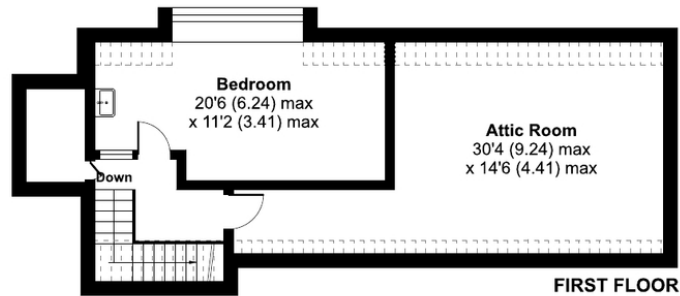
Limited Use Area(s) = 99 sq ft / 9.1 sq m

Garage = 319 sq ft / 29.6 sq m

Total = 2490 sq ft / 231.1 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Cooper and Tanner. REF: 1269245

STREET OFFICE

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