

Pedwell Hill

Pedwell, TA7 9BD

COOPER
AND
TANNER



Asking Price Of £525,000 Freehold

A mature family home occupying a large plot of just under half an acre, commanding stunning far-reaching views from its elevated position on the southern side of the picturesque Polden Hills. Fabulous scope to adapt or modernise, and conveniently positioned for transport links.

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ACCOMMODATION:

The property's main entrance is found on the eastern elevation, facing the tarmac driveway, and is sheltered by a recessed storm porch. In turn this opens to a large lobby providing the perfect boot room in which to store essential items required by busy families or for countryside pursuits. Living accommodation continues from here, into the sociable open-plan kitchen/diner, which is loosely defined by a large archway creating ample room for formal dining or family gatherings. The kitchen comprises a range of tastefully updated wall and base units with wood effect worktops and a stainless-steel drainer sink with mixer tap. The Aga provides ambient warmth during colder months and mains gas-fired cooking, year round. A generous separate utility room provides further fitted cabinetry and work surfaces, as well as space for appliances and laundry facilities. Moving toward the heart of the property, a hallway provides stair access to the first floor with a useful storage cupboard beneath and doors open to a shower room as well as to the remaining ground floor living space. There are two well-proportioned reception rooms enjoying plenty of natural light, with a 'snug' benefitting from sliding double doors to the south facing rear patio, and the larger dual-aspect sitting room featuring an attractive period style fireplace and stunning countryside views. A natural flexibility is offered by the current layout, to use one of the rooms as a fourth bedroom, play room or office etc.

On the first floor, the light and airy landing enjoys spectacular far-reaching views, as do all three bedrooms. Double beds and accompanying furniture fit comfortably into each room, with the particularly spacious master bedroom also including a number of fitted wardrobes. These rooms are served by the family bathroom which comprises a traditional three-piece suite including bath with shower attachment, wash basin over vanity and separate WC.

OUTSIDE:

Sitting proudly near the centre of its almost half acre plot, gardens extend in three directions, wrapping around this unique home to provide areas of varying interest to buyers of many differing requirements. Attractive wrought-iron gates open at the eastern side to a recently resurfaced driveway providing direct access to the attached garage, as well as off-road parking for up to three cars comfortably. The driveway dissects the plot, with a path leading north from here past a large potential vegetable garden and greenhouse, eventually linking with a second gravel driveway and range of garaging/outbuildings benefiting from its own vehicular access. Beyond this is a further enclosed 'secret garden' which could be landscaped for a range of

uses. On the southern side of the property, a large raised patio spans the full width, offering a private sun-soaked spot in which to entertain and take in the wonderful views. A large landscaped garden sweeps around this part of the plot, formed from well-tended lawns, mature trees, shrubs, stocked borders and a nature pond. Completing the plot is a secluded and sheltered terrace found on the western side of the property, accessed via an external pathway or directly from the utility room. Families with children/pets will love the space and privacy on offer here, whilst keen gardeners will love the huge variety of plant and wildlife species, as well as the potential to landscape further.

SERVICES:

Mains electric, gas and water are connected, private drainage is in place, and gas central heating is installed. The property is currently banded E for council tax band within Somerset Council.

LOCATION:

The property is located on Pedwell Hill and within just a few minutes drive of the popular village of Ashcott, which has facilities including pubs, a highly-rated primary school, nursery 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 hour's drive. Castle Cary and Taunton provide direct rail access to London, whilst Bristol Airport is within approx 40 minute's 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 (barring adverse weather).

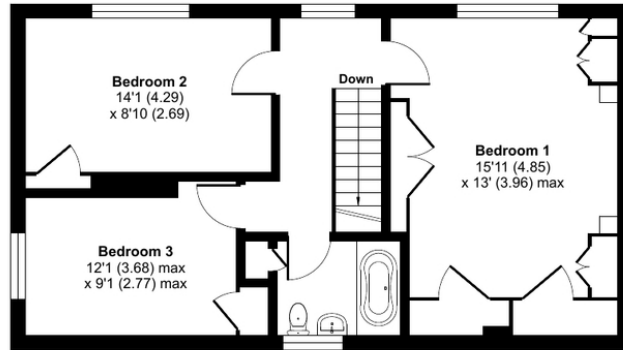




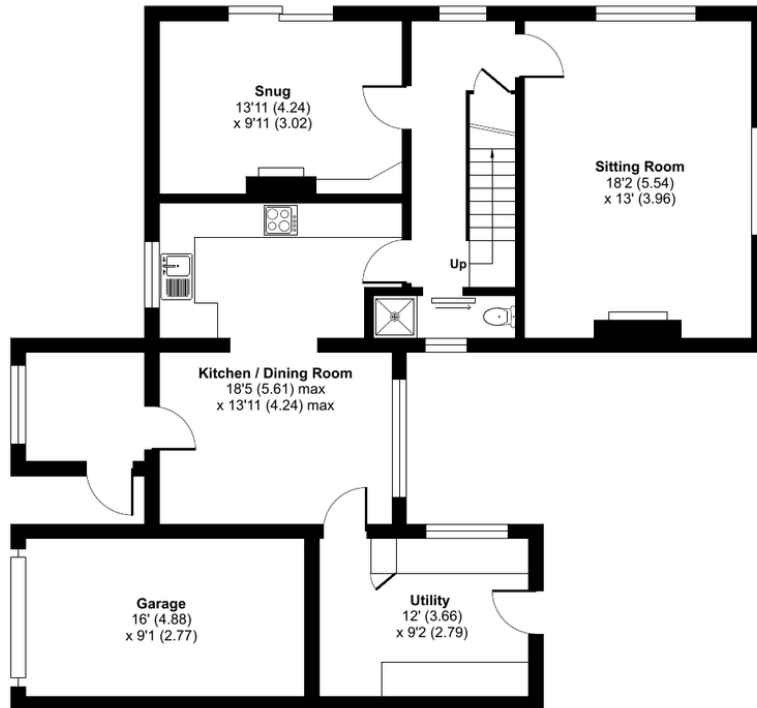
Pedwell Hill, Ashcott, Bridgwater, TA7

Approximate Area = 1680 sq ft / 156 sq m (includes garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Cooper and Tanner. REF: 977271

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