

Middle Street

Ashcott, TA7 9QD

COOPER
AND
TANNER



Asking Price Of £600,000 Freehold

Set in the ever-popular Polden Hills, this substantial home offers an exceptional blend of character, charm and generous family living. Rich in period features and lovingly maintained, the property extends to over 2,600 sq ft, providing versatile accommodation arranged over three floors, with beautifully landscaped gardens and plentiful parking.

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EPC C

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ACCOMMODATION:

From the moment you step into the welcoming entrance hall—with its exposed beams, timber panelling and flagstone floors—you gain a sense of this home's wonderful heritage, formerly the 'Manor House' of Ashcott. The ground floor flows effortlessly between spacious reception rooms, each full of warmth and individuality. The sitting room is a standout feature: a generous, light-filled space centred around a striking inglenook fireplace with wood beam mantle, complemented by large windows looking onto the front garden, framed by traditional wooden shutters and a window seat. Across the hall, the dining room offers an atmospheric setting for entertaining, boasting exposed brickwork, elm flooring and a traditional fireplace. The heart of the home is a well-proportioned kitchen/breakfast room, fitted with a comprehensive range of bespoke wooden cabinetry, tiled flooring, granite worktops and an undermounted sink. There's ample space for an informal dining arrangement, creating the perfect family gathering point that's equally well appointed for cooking. Beyond the kitchen lies a practical utility room, generous store room and access to the impressive conservatory. Flooded with natural light and enjoying wonderful garden views, the conservatory provides an ideal year-round living or dining space with direct access to the patio.

The first floor hosts three bedrooms including two spacious doubles and a single room which could also serve as an office, each showcasing exposed beams and cottage-style character. The principal bedroom is especially charming, with its range of fitted wardrobes and an en-suite shower room, with all other bedrooms served by the well appointed family bathroom on this level. The second floor provides two further generous bedrooms, ideal for guests, older children or adaptable home-working spaces. The floorplan offers excellent flexibility for multi-generational living or hobby rooms and we encourage interested parties to arrange a viewing to fully appreciate the space on offer here.

OUTSIDE:

Outside, the substantial gardens are a true highlight—having been thoughtfully designed and curated by our vendors for nearly 40 years with established borders, vegetable plots, an impressive arbour, vibrant planting schemes carefully selected to flower at various times, shaped lawns, patios and a delightful pond, creating a tranquil and private retreat. A variety of seating areas allows you to enjoy the outdoor space throughout the seasons and a selection of garden buildings including a greenhouse

and shed, will appeal to green-fingered buyers. To the front, the property offers an equally impressive and varied planting display bordering a well maintained lawn, a generous driveway, carport and a large garage/workshop with an upper floor, giving additional accessible storage or potential for a hobby room.

SERVICES:

Mains gas, electric, water and drainage are connected, and gas central heating is installed. Privately owned photovoltaic solar panels were installed in 2024 with a feed in tariff and battery storage. The property is currently banded E for council tax, within Somerset Council. Ofcom's service checker states that Good outdoor mobile coverage is likely with two major providers, whilst Superfast broadband is available in the area. A further range of material information can be found within the link in our online listings (photo reel), or upon request from our office.

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.

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.





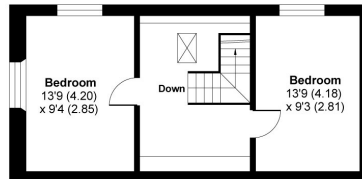
Middle Street, Ashcott, Bridgwater, TA7

Approximate Area = 2631 sq ft / 244.4 sq m (excludes carport & void)

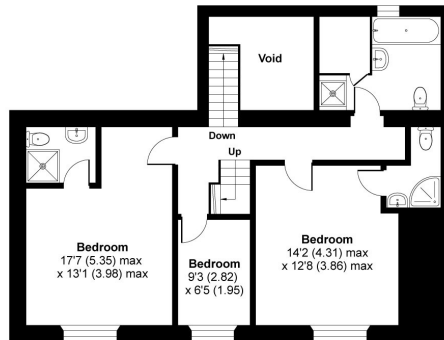
Garage = 400 sq ft / 37.1 sq m

Total = 3031 sq ft / 281.5 sq m

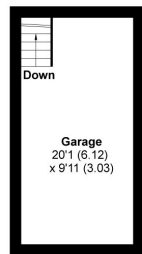
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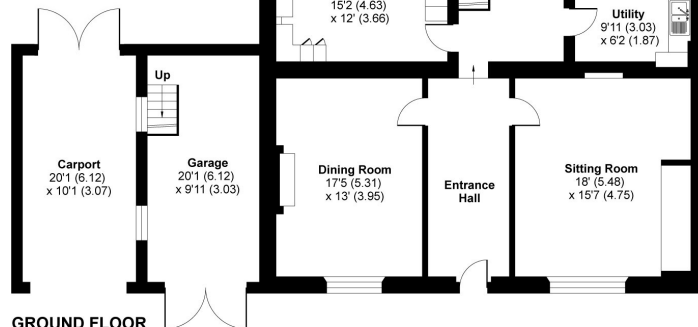
SECOND FLOOR



FIRST FLOOR



GARAGE FIRST FLOOR



GROUND FLOOR



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: 1411164

STREET OFFICE

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