

# High Lane

Shapwick, TA7 9NB

COOPER  
AND  
TANNER



## Asking Price Of £525,000 Freehold

A charming character cottage thought to originate from the 17th century, set within c.1.39 acres in a semi-rural setting on the edge of this sought after village. Offered with no onward chain and the perfect opportunity to modernise your forever home.

High Lane  
Shapwick  
TA7 9NB

 4  2  1 EPC F

## Asking Price Of £525,000 Freehold

### ACCOMMODATION:

We strongly encourage any buyer seeking a semi-rural character home, with both space to grow and for most leisure pursuits, to come and experience the picturesque setting and endless potential offered by Brook Cottage.

Internal accommodation is generously proportioned throughout and presented largely neutrally to the main living areas, retaining some period features such as exposed beams and traditional fireplaces. The heart of this home is the spacious kitchen/diner with plenty of room for eating informal meals and a range of fitted wall and base level cabinetry, worktops and a one and a half bowl drainer sink. Integral appliances include an electric hob, eye level oven/grill and a range style cooker. Either side of this are the two reception rooms, which provide great flexibility in usage, currently set up as a living room and separate formal dining room. There are two separate cloakrooms with WC's on the ground floor and a useful utility/boot room. A conservatory at the rear of the property, offers versatile additional entertaining or living space, enjoying a fabulous outlook over both the garden and adjoining paddock.

On the first floor there are four excellent size bedrooms, one of which requires a degree of renovation and currently links to the primary bed. This could afford the incoming buyer the opportunity to reconfigure and create an impressive master ensuite with dressing area, or simply retain the fourth room to suit. Completing the first floor, is the generously proportioned family bathroom, currently comprising a three piece suite and fitted full height store/airing cupboard.

### OUTSIDE:

The cottage is set at the front edge of its c.1.39 acres of grounds, greeting you and your guests with a pretty foregarden laid to lawn and a variety of flowering and established shrubs. A gated driveway at the side of the property, guides you into a substantial parking area at the rear elevation. From here, the initial c.0.31 acre curtilage and formal gardens extend to the south, formed of gently sloping lawns dotted with a variety of mature trees and hedges, offering the ideal family friendly space or gardeners retreat. The adjacent c.1.08 acre paddock to the west, is formed of partial hedgerow and stockproof fencing boundaries, with it's own direct road

access. This offers ideal amenity or grazing land, depending on the requirements of the incoming buyer, and could suit a small number of livestock or a pony or two. Viewers are sure to admire the fabulous open outlooks yet with a good degree of privacy.

### SERVICES:

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

### LOCATION:

Shapwick is a popular and picturesque village on the Polden Hills, thought to have origins as a Roman settlement and subsequently owned by Glastonbury Abbey from the 8th to the 16th century. The village church has stood proud since 1331 at the heart of the village, whilst the neighbouring villages of Catcott, Edington and Ashcott, all within a 5 minute drive, offer amenities between them including two primary schools, preschool, village shop/post office, and several local pubs. Residents of the village can enjoy an abundance of stunning countryside and two nature reserves within 2 miles. The thriving centre of Street is only 5 miles away and offers comprehensive facilities including Strode College and renowned Millfield School, theatre, both indoor and outdoor swimming pools and Clarks Village outlet shopping centre. Access to the M5 motorway at Dunball (Junction 23) is 7 miles away with Bristol, Bath, Taunton and Exeter all being within a reasonable commuting distance.

### 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.

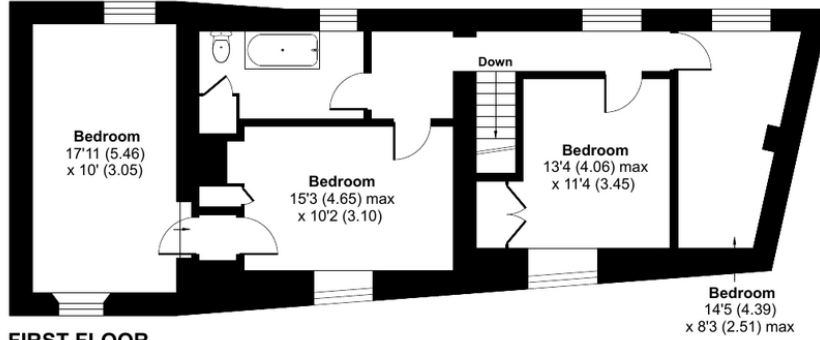




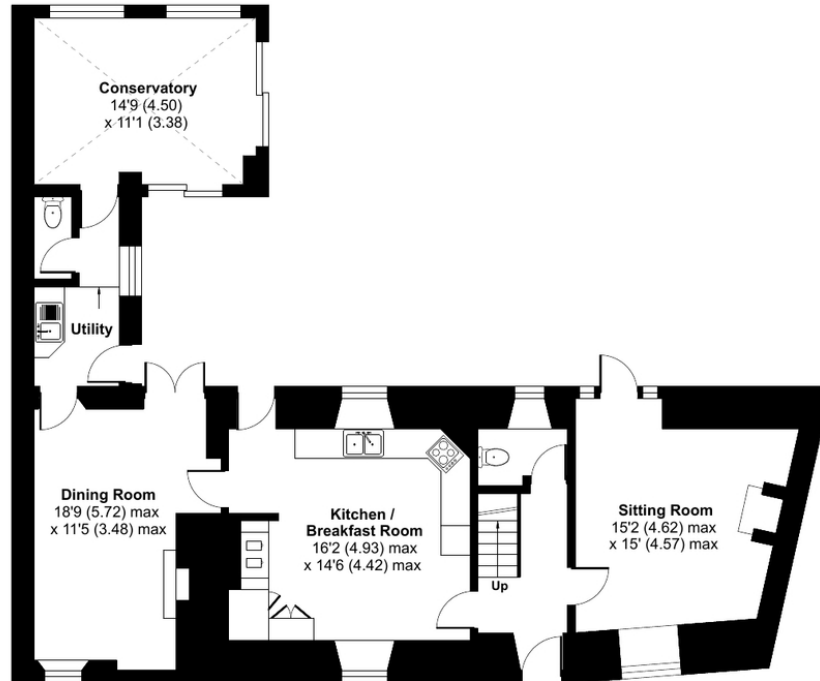
# High Lane, Shapwick, Bridgwater, TA7

Approximate Area = 1773 sq ft / 164.7 sq m

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). © nchecom 2024. Produced for Cooper and Tanner. REF: 1145331

## STREET OFFICE

Telephone 01458 840416

86, High Street, Street, Somerset BA16 0EN

[street@cooperandtanner.co.uk](mailto:street@cooperandtanner.co.uk)

**COOPER  
AND  
TANNER**

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.

