



Taunton Road, Pedwell TA7 9BH

Asking Price Of £725,000 Freehold

COOPER  
AND  
TANNER



# Taunton Road Pedwell TA7 9BH

 4  2  2  c.2 acres EPC C

## Asking Price Of £725,000 Freehold

A substantial four-bedroom detached chalet bungalow with scope to adapt/modernise, set within well maintained grounds totalling c.2 acres including a range of versatile outbuildings to suit equestrian, recreational use or a home-based business. The property is set conveniently on the outskirts of the village, within just 2.5 miles of the many amenities of Street. Great road access to Taunton, Bridgwater, Yeovil and Major transport networks.

### Accommodation

This deceptively large home would be as suited to those requiring one storey living in its current format, as it would a family who could tap into the obvious potential provided by the generous grounds and remaining unconverted loft space (subject to any relevant consent).

Entering by the main front entrance leads you into a reception hallway, providing direct access to most ground floor rooms. The particularly generous main reception room offers flexible space to use as a large sitting room, or loosely split to create a separate dining area. Sliding double glazed doors open to a conservatory at the rear, and a further internal door leads to the utility room, where there is a drainer sink and

space for laundry appliances. Integral access to the garage can be found here. The spacious kitchen/breakfast room also provides space for informal dining and features a comprehensive range of fitted wall and base units with laminated work surfaces and a drainer sink over, as well as provisions for a number of free-standing appliances. Integral goods include an electric oven, hob and gas-fired Aga. A useful store and separate WC can be found off the kitchen, with access leading to the garden beyond.

Moving to the other end of the property you will discover three excellent size double bedrooms (one of which is currently set up as a second lounge). A sizable family bathroom with separate bath and shower cubicle, serves this level. Stairs rise to a landing area with easy access to the eaves on either side. There is currently one large double bedroom on this level, benefiting from its own en-suite shower room.









## Outside

The property is nestled nicely back into its plot, behind a pillared entrance with wrought iron gates and a long driveway through established and superbly maintained gardens. Parking provisions are ample for larger families and visitors, with the driveway sweeping across the front of the property, as well as continuing at the side. Two up and over doors open at the front of the double garage, one of which is remotely operated. Side access is gated for the peace of mind of pet owners or parents, as well as those who wish to store motor homes or similar sized vehicles. Here you can also find the 50' x 30' fully enclosed steel barn, which offers a multitude of uses. A large formal garden extends from the rear of the property, providing expansive south facing lawns for recreation, a large patio for entertaining, a variety of fruit trees and vegetable plots next to the greenhouse for keen growers. Further outbuildings include a field shelter, a pair of stables and additional loose box/tack room, as well as a workshop. These mainly timber buildings afford the buyers a fabulous variety of potential uses, although the inclusion of two additional paddocks ideal for grazing, could appeal to those with a couple of ponies or even sheep, goats etc.

## Location

The property is located at the edge of the village of Ashcott, which has facilities including pubs, well-regarded primary school 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 Shopping Village. There is excellent schooling at all levels within the town including the renowned Millfield Senior School and Crispin School. The Cathedral City of Wells is approximately 11miles away and the nearest M5 motorway interchange at Puriton is some seven miles. Bristol, Bath, Taunton and Exeter are each within one hour'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).



**Local Council:** Somerset Council. **Council Tax Band:** E

**Heating:** Gas central heating.

**Services:** Mains gas, electric and water are connected. Private drainage in place. Owned solar panels benefit from approx. 12 years remaining of feed in tariff. Superfast broadband and mobile signal with four major networks likely.

**Tenure:** Freehold



### Motorway Links

- M5 (J23/24)
- A303



### Train Links

- Taunton (Paddington)
- Yeovil (Waterloo)

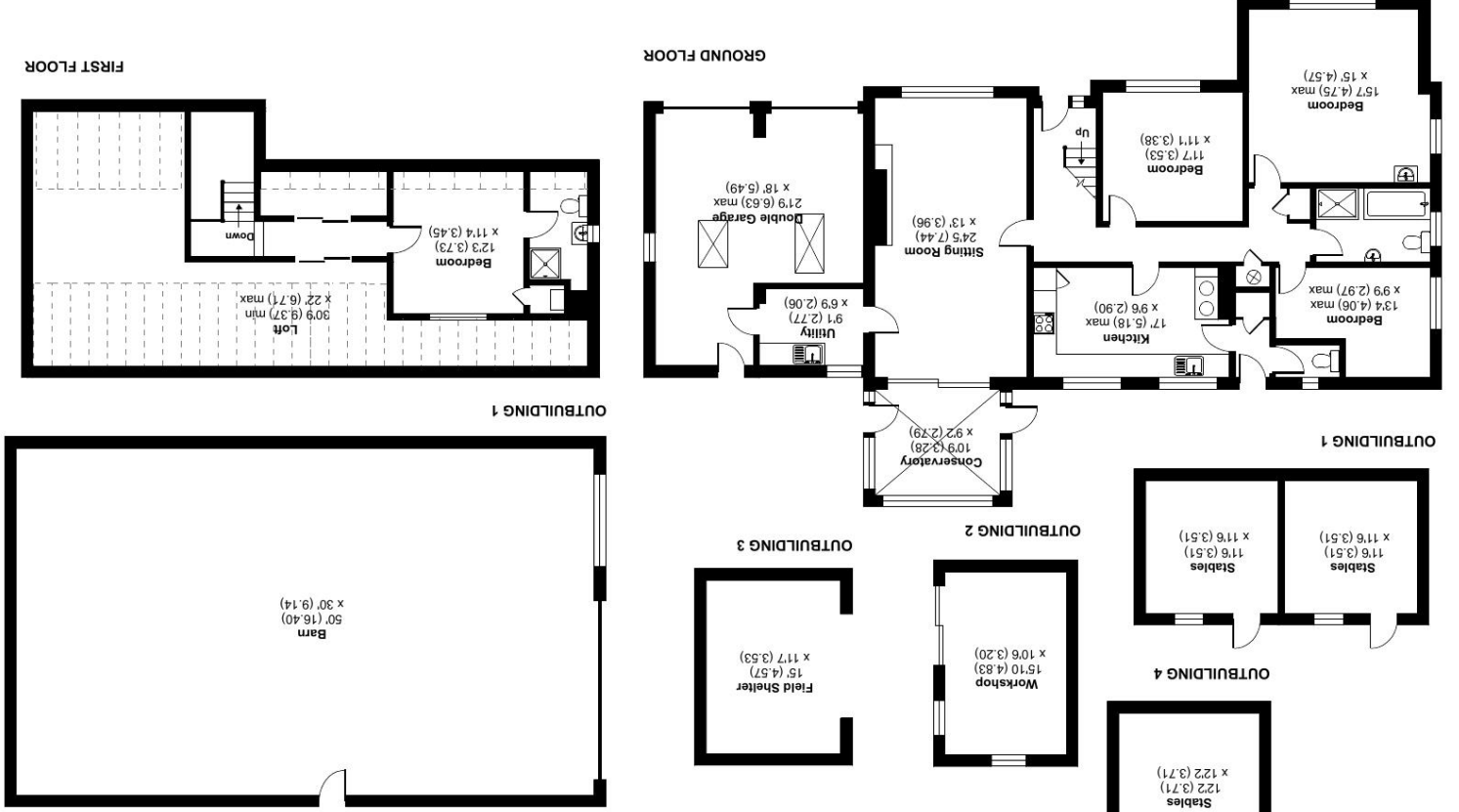


### Nearest Schools

- Ashcott (Primary)
- Millfield (Independent), Crispin, Strode College (all in Street)

# Taunton Road, Ashcott, TA7

Approximate Area = 2227 sq ft / 206.8 sq m (includes garage)  
 Limited Use Area(s) = 433 sq ft / 40.2 sq m  
 Outbuildings = 2268 sq ft / 210.6 sq m  
 Total = 4928 sq ft / 457.8 sq m  
 For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nhdhccm 2024. Produced for Cooper and Tanner. REF: 1121241

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**COOPER AND TANNER**



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