

Portway

Street, BA16 0SE

COOPER
AND
TANNER



Asking Price Of £735,000 Freehold

A striking 1920's home of substantial proportions, arguably one of Street's most desirable homes, set within 200m of Millfield School. The property retains a wealth of period charm yet provides ample scope to adapt and modernise, including a large plot with development potential.

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ACCOMMODATION:

This wonderful family home is a beautiful example of 1920's architecture which has known only two owners, including our vendor, since its construction. The wealth of period features and character charm have been retained throughout, with a sympathetic later extension adding the flexibility and space to cater for large families.

The property benefits from two principal access points at the front elevation, one through the utility/boot room which offers practicality for busy lifestyles and dog owners; the other via the formal main entrance opening to the reception hall. All ground floor accommodation is accessed from this central point, as well as stairs rising to the first floor with storage area beneath. The large main L-shaped reception room is currently arranged as two sitting areas and benefits from a number of windows providing natural light and a dual aspect to the garden. There are also a pair of matching traditional open fireplaces, making formal separation into two rooms possible. The generously proportioned study allows home working space for two people, whilst offering a potential play room or sixth guest bedroom, whilst a separate formal dining room caters for family dinners and entertaining, also with dual aspect windows and a fireplace with integral gas stove. A comprehensive range of stylish wall and base units with contrasting work surfaces is fitted to the kitchen, with a full height pantry offering useful additional storage. Integral appliances include a gas hob and twin oven/grill and the utility room provides space for additional appliances, as well as shoes, coats and storage cupboards. A cloakroom with flush WC and wash basin, completes the ground floor.

To the first floor, the central landing provides access to five excellent size double bedrooms and the family bathroom. Three of the bedrooms also benefit from traditional period fireplaces. The master features its own ensuite shower room whilst another of the bedrooms is accessed through what could easily be a private dressing room. The bathroom features a three piece suite including shower over bath and an airing cupboard offers further storage.

OUTSIDE:

Whilst the property's location, size and character are undoubtedly great selling features, the wonderful mature gardens and substantial plot size are equally impressive. This offers buyers with all manner of requirements the opportunity of a wonderful family friendly space, a gardener's paradise, or even the potential of further development (subject to relevant consent). At the front elevation, pedestrian access opens to a pathway leading to the formal front entrance, while the driveway on the other side of the property gives access to the utility/boot room. Flower and shrub borders span most of the front garden, with mature trees affording privacy. Lawns spread around the side and rear of the property, intertwined with established beds and borders, a variety of trees and hedges, a pond and vegetable plot. This wonderful and surprisingly large plot at the heart of Street is a hidden gem that must be viewed.

SERVICES:

Mains gas, electric, water and drainage are connected, and gas central heating is installed. The property is currently banded E for council tax within Mendip District Council.

LOCATION:

The property is situated within a very short walk of the renowned Millfield School. Additional well-regarded secondary schooling is available at Crispin School and Strode College. Shoppers enjoy the busy High Street with the added bonus of Clarks Village outlet centre and there is a wide variety of supermarkets, garden and homewares stores within a short drive. Street is well served by doctors and dentists, has indoor and outdoor swimming pools, sports and fitness clubs and a popular theatre/cinema. The town has a variety of pubs and restaurants and is approximately 20 minutes' drive from Castle Cary, which has a direct rail route to London Paddington.

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).





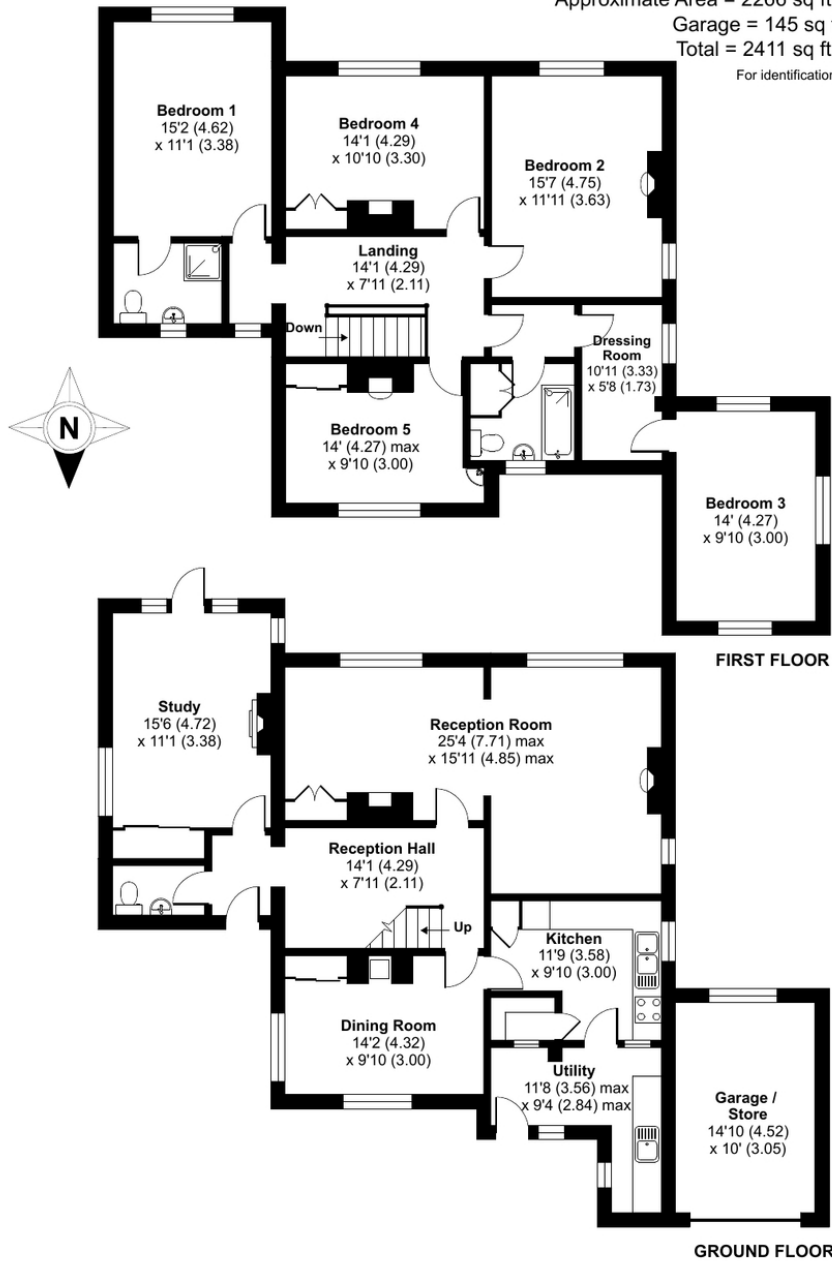
Portway, Street, BA16

Approximate Area = 2266 sq ft / 210.5 sq m

Garage = 145 sq ft / 13.4 sq m

Total = 2411 sq ft / 223.9 sq m

For identification only - Not to scale



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: 949002

STREET OFFICE

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