

Lippetts Way

Catcott, TA7 9HY

COOPER
AND
TANNER



Guide Price £670,000 Freehold

A beautifully situated three bedroom property in the sought-after village of Catcott with lovely gardens, a sweeping drive and views over open fields to the front. The property is in good condition but would benefit from overall redecoration work. Offered with no onward chain.

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ACCOMMODATION:

Upon entering through the impressive porchway, you are immediately greeted by a spacious, open, and striking foyer that gives a little sense of grandeur. This versatile space has previously served as a dining area and continues to function beautifully in this capacity, offering an ideal setting for family meals or entertaining. Adjacent to the foyer is a practical downstairs bedroom, complemented by a well-appointed bathroom, making it an ideal solution for those who may find stairs challenging or for accommodating visiting guests. From the central foyer, doors lead to the expansive kitchen/breakfast room, and the inviting main sitting room. The staircase, also accessible from this space, ascends to the first-floor landing. The kitchen/breakfast room is a generously sized, bright area featuring a stunning bespoke, solid oak kitchen, complete with integrated ovens, a large hob, and ample space for a large double fridge/freezer and a dishwasher adjacent to the fitted sink. This delightful space is further enhanced by an adjoining utility room, perfect for laundry and additional storage. The dining room offers plenty of space for a family table and chairs, with a seamless flow into either the main sitting room or the charming south-facing conservatory, which invites an abundance of natural light. The main sitting room is a large and inviting space, centred around a log-burning stove set within a characterful hearth, offering both warmth and charm.

Upstairs, you will find two large double bedrooms. The master suite is a luxurious retreat, featuring a walk-in dressing room, a private en-suite bathroom with both a bath and separate shower, and an adjacent study, creating the perfect space for quiet work or relaxation. The large landing area includes a dedicated study nook, situated above the entrance porch, offering a unique and interesting space with additional storage options. The second double bedroom is equally spacious and benefits from its proximity to the family bathroom, making it a perfect fit for exclusive use of the room.

OUTSIDE:

The property is in a truly lovely location on the edge of a popular village and looks out over open fields to the front. A sweeping drive leads around the property to the rear where the parking and large garage sit. The gardens are mature and wonderfully diverse, making an established environment for the keen gardener and amateur alike. The large garage is a good size and

provides ample storage for vehicles, or could make for a fantastic workshop.

SERVICES:

Mains electric, water and drainage are connected, and oil-fired heating is in place. The property is currently banded G 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:

Catcott is situated in the stunning Polden Hills between Street and Bridgwater and has a local bus service. The village has a well-regarded primary school, a good local pub serving food, a church and a playing field where you'll find regular community events. The neighbouring village of Edington provides a well-stocked convenience store with post office facilities, health centre and village hall. Catcott is approximately 7 miles from both Street and Bridgwater, where there are a full range of shopping and leisure facilities. Secondary schooling is available at Crispin School and Strode College, as well as renowned Millfield School, all found within Street. The Shapwick Heath nature reserve is within a short drive and provides picturesque walks through the Somerset Levels. M5 access is c.10 minutes away at Junction 23, and Taunton, Bath, Bristol and Exeter are all within 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.





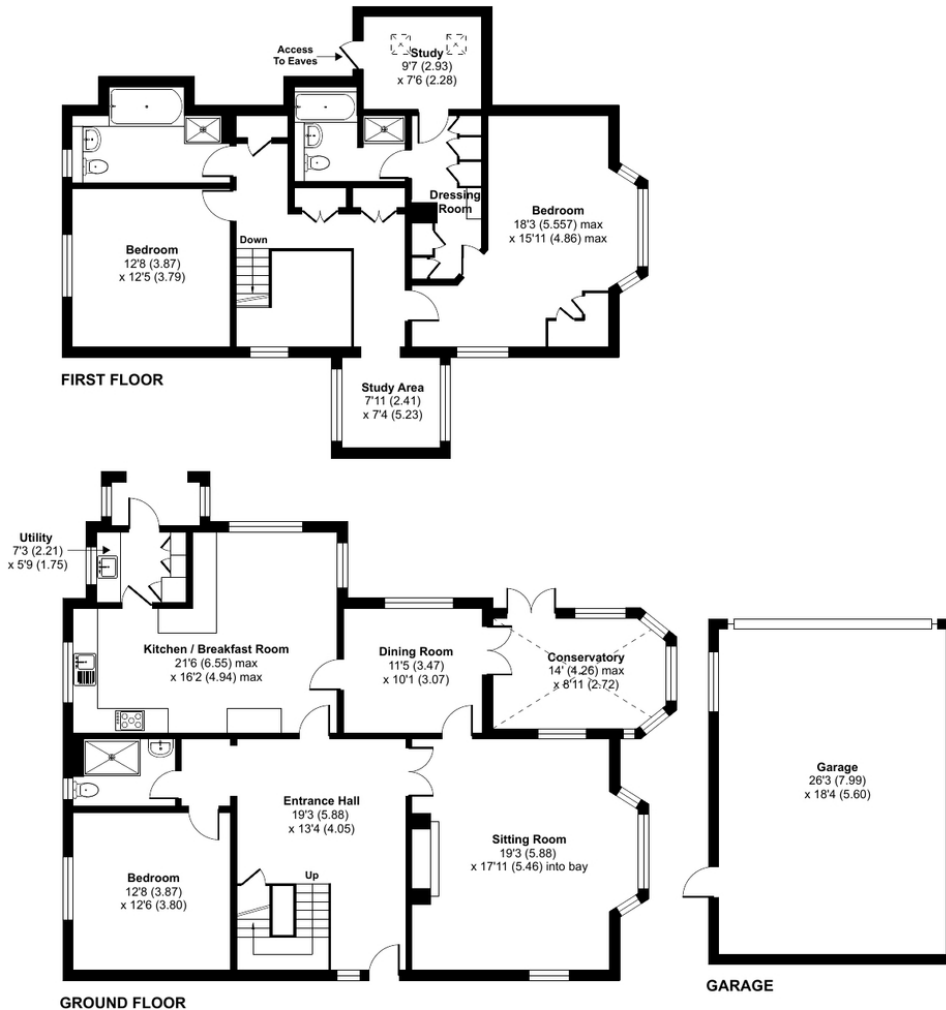
Lippetts Way, TA7

Approximate Area = 2385 sq ft / 221.6 sq m

Garage = 482 sq ft / 44.8 sq m

Total = 2867 sq ft / 266.3 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Cooper and Tanner. REF: 1254814

STREET OFFICE

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