

Bath Road

Ashcott, TA7 9QT

COOPER
AND
TANNER



Asking Price Of £625,000 Freehold

Searching for a large multi-generation home on a generous plot, with substantial self-contained annexe and in a popular village enjoying stunning views? Comprising a spacious four bedroom farmhouse requiring a degree of renovation and high spec detached two bedroom annexe, this could be the one!

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TA7 9QT

 6  4  3 EPC E

Asking Price Of £625,000 Freehold

DESCRIPTION:

This imposing period farmhouse is currently unoccupied and in need of renovation to restore it to its former glory. The sizeable accommodation comprises: a ground floor utility room; WC; split level kitchen/breakfast room; sitting room and dining room. On the first floor there are four generous bedrooms, family bath and a separate WC. There is a lean-to covered car port and good size enclosed gardens to the front, side and rear.

To the rear of the farmhouse there is a modern detached two bedroom barn conversion, completed approximately 10 years ago, benefitting an attached garage, large enclosed south facing garden and ample parking. This annexe is subject to an occupancy restriction limiting the occupation to that incidental to the farmhouse. Internally the accommodation is presented to a high standard and enjoys a large open-plan living/dining room, stylish modern kitchen and a cloakroom to the ground floor, with contemporary bathroom and two excellent size double bedrooms on the first floor.

AGENT'S NOTE:

The Farmhouse and annexe, together with associated grounds, form Lot 1 of 2 Lots available at 'Hill View Farm'. Lot 2 comprises a neighbouring agricultural barn with prior approval for conversion to 2 x semi-detached homes, within approximately 1.4 acres, available by separate negotiation. The site is offered as a whole on a separate listing for £850,000, with additional land also available for purchase.

LOCATION:

Situated to the south of Bath Road (A39) on the edge of the village of Ashcott. Street is approximately 3 miles east and provides a full range of everyday amenities and services, including Clarks Village Outlet Shopping Centre and well known for its schooling at Millfield

School. Bridgwater is approximately 10 miles west.

SERVICES:

We understand that the property is connected to mains water, gas, drainage, and electricity. The annexe is currently supplied with electricity and water via the farmhouse, with properties having gas central heating. The property is currently banded E for council tax, within Somerset Council. Ofcom's online service checker states that mobile coverage is available with three major providers, whilst Superfast broadband is available in the area.

RIGHTS OF WAY AND EASEMENTS:

If Lots 1 & 2 are sold separately, Lot 1 will need to retain a right of access to the agricultural track. The site is crossed by mains sewer drains and water running through the farmyard.

The site is sold subject to and with the benefit of rights including rights of way whether public or private, light, support, drainage, water and electricity supplies, easements, covenants etc. whether referred to in these particulars of Sale or not. Purchasers are advised to make their own enquiries as to the presence of any Rights of Way and Easements.

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.





Bath Road, Ashcott, Bridgwater, TA7

Approximate Area = 2046 sq ft / 190.1 sq m (excludes carport)

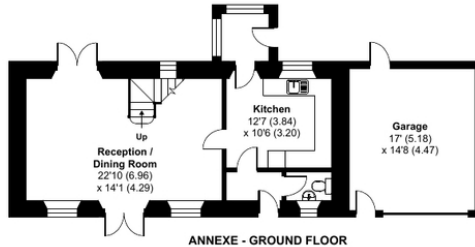
Outbuilding = 3980 sq ft / 369.7 sq m

Annexe = 1070 sq ft / 99.4 sq m

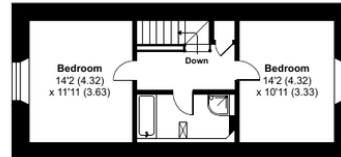
Garage = 247 sq ft / 23 sq m

Total = 7343 sq ft / 682.2 sq m

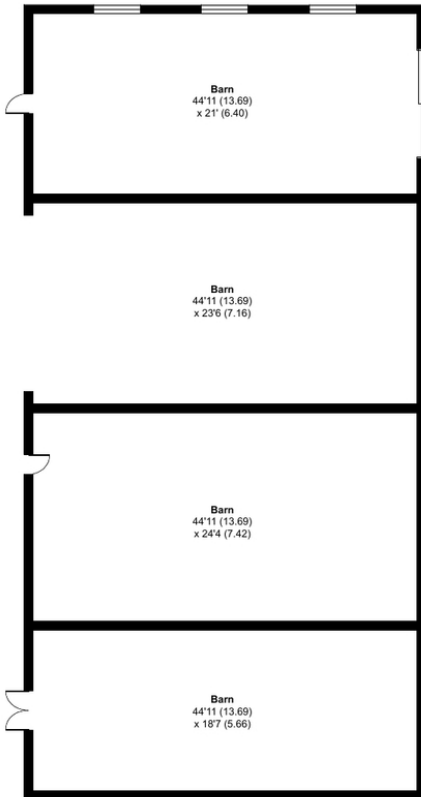
For identification only - Not to scale



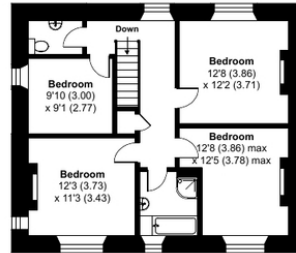
ANNEXE - GROUND FLOOR



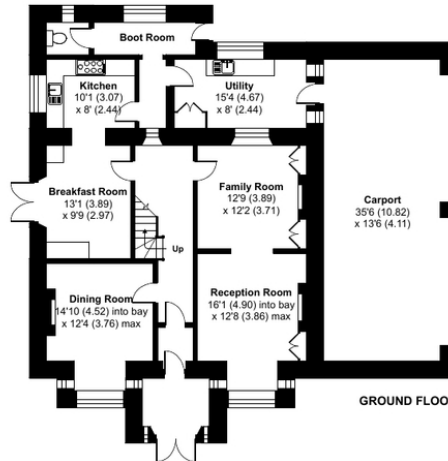
ANNEXE - FIRST FLOOR



OUTBUILDING



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Cooper and Tanner. REF: 1089254

STREET OFFICE

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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.

