

Front Street

Chedzoy, TA7 8RE

COOPER
AND
TANNER



Offers in Excess of £775,000 Freehold

A truly unique and impressive home, tucked away in a secluded spot on the edge of this popular village and effortlessly combining character features with modern fixtures. Set within a c.0.45 acre mostly level plot, including a range of outbuildings and views across open countryside

Front Street Chedzoy TA7 8RE

 3  2  2 EPC F

Offers in Excess of £775,000 Freehold

ACCOMMODATION:

This stunning 17th century barn conversion has had new life breathed into it over recent years, with a tasteful renovation adding stylish modern decor and fixtures, whilst retaining individual character both inside and out. Upon entering the property you'll find an initial lobby area with access to a cloakroom (WC and wash basin) and a useful storage cupboard, before continuing through to an impressive and versatile open plan space, currently used as an office, and flooded with natural light from the double-height window and mezzanine-style landing. From here, ground floor living accommodation extends in opposite directions and timber stairs with glass balustrades rise to the first floor. The spacious yet cosy sitting room focuses on its attractive fireplace with log-burning stove at the heart of the room, whilst dual-aspect windows and doors provide a light and airy feel, in addition to direct garden access. Families and buyers who love to host, are sure to appreciate the generous open plan kitchen/diner, which easily accommodates those who like to cook and entertain. The kitchen itself comprises a comprehensive array of modern shaker style wall and base cabinets, complimented by beech worktops and comprehensive LED lighting. Completing the ground floor is the large utility/boot room, offering a practical space suited to busy families and those enjoying countryside pursuits, fitted with a wide range of additional storage cabinets also complimented by beech worktops, a Belfast style sink and space for laundry appliances. The large walk-in cupboard at one end, provides a fabulous pantry or other useful store room.

Moving to the first floor, you'll discover three large bedrooms of excellent proportions, all comfortably accommodating king/queen size beds and accompanying furniture. The particularly well-equipped master suite enjoys a separate dressing room with fitted clothes storage, and a stylish modern en-suite with large shower cubicle, WC and wash basin. The very well appointed family bathroom serves the other rooms and includes a three-piece suite comprising a large walk-in double shower cubicle, WC and vanity wash basin.

OUTSIDE:

Whilst the inside of this fabulous home is sure to impress, it's outside where things get even more interesting. The property is tucked away from the

roadside, accessed via a private gated driveway, opening out at the front elevation to provide ample off-road parking for all the family and their guests. A double garage with an electric roller door provides secure storage for vehicles or other items, whilst there are two further useful timber store buildings on either side of the plot. The remainder of the mostly level c0.45 acre plot, is predominantly laid to grass, ensuring versatile space for families, gardeners and pet owners alike. The south-facing patio stretching across the rear of the barn, not only takes in lovely countryside views from the open aspect, but will afford the new owner a fabulous place to entertain during the warmer months. Our client also advises the property benefits from a positive right of way to enter the plot from a secondary access lane in the Western corner.

SERVICES:

Mains electric, water and drainage are connected, and oil-fired central heating is installed, along with provision for LPG for the cooker. The property is currently banded F for council tax, within Somerset Council. Ofcom's service checker states that external mobile coverage is likely with four major providers, whilst Ultrafast fibre-optic broadband is connected to the property. A further range of material information is available on request, or using the interactive link within the photo reel of our online listings.

LOCATION:

Chedzoy is a quaint village steeped in character and charm, with a village hall and church both promoting an active community, whilst lying just 3 miles East of Bridgwater which offers a wide range of services including retail, leisure and educational facilities. The position is also convenient for access to the M5 motorway via junction 23 and mainline rail links available via Bridgwater or Taunton train stations. Bristol Airport is only an average 45 min drive away.

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.







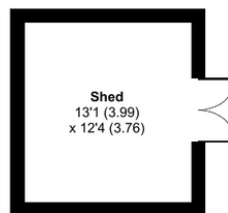
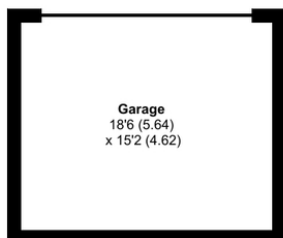
Front Street, Chedzoy, TA7

Approximate Area = 1971 sq ft / 183.1 sq m (includes garage)

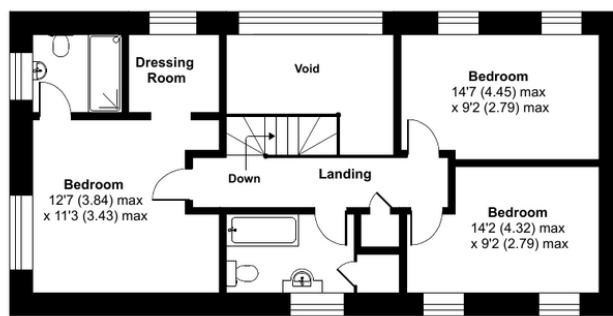
Outbuilding = 163 sq ft / 15.1 sq m

Total = 2134 sq ft / 198.2 sq m

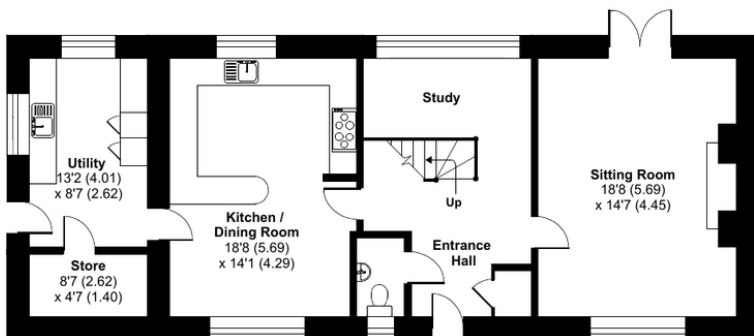
For identification only - Not to scale



OUTBUILDING



FIRST FLOOR



GROUND FLOOR



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: 1247555

STREET OFFICE

Telephone 01458 840416

86, High Street, Street, Somerset BA16 0EN

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 measurements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.



RICS

