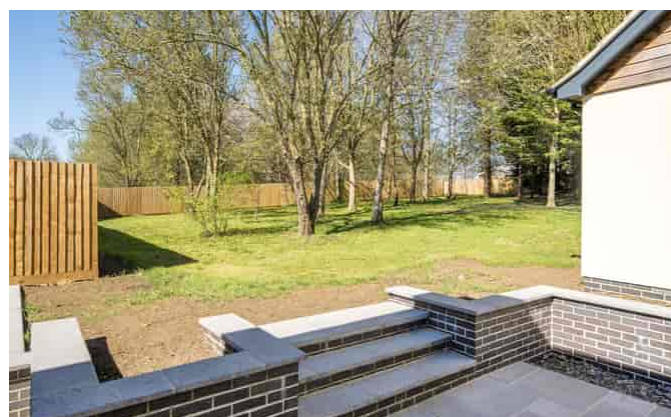


Pipers Farm, Berhill

Ashcott, TA7 9QN

COOPER
AND
TANNER



Asking Price Of £725,000 Freehold

Cooper and Tanner are delighted to bring you Pipers Farm, an exclusive courtyard development of just five high quality brand new and spacious detached homes, set within a secluded semi-rural position less than 10 minutes drive from Street and boasting generous plots including areas of woodland/paddock.

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 4  2  2 EPC B

Asking Price Of £725,000 Freehold

ACCOMMODATION:

Entering via the principle front entrance leads into a spacious and welcoming reception hall, designed to cater for busy families and complimented by a useful double-width cupboard for coats, shoes and general storage. Ground floor accommodation comprises a generously proportioned sitting room with dual-aspect windows, a versatile second reception room which offers potential for an office, playroom or fifth double bedroom as required, and a truly impressive open-plan kitchen/dining/family room that's sure to be the social hub of this home. The stylish fitted kitchen features a comprehensive range of wall and base level units, including a large centre island, with composite solid surface counter tops over and seamless moulded one and a half bowl sinks. A selection of integral Neff appliances includes a fridge/freezer, dishwasher, oven and hob. The separate utility room provides a practical space for laundry appliances, as well as a further matching range of fitted cabinetry and work surfaces with an integral sink. A cloakroom, with WC and vanity wash basin, serves the ground floor.

Moving upstairs, the spacious galleried landing is flooded with natural light from dual-aspect windows and pleasant countryside views can be enjoyed to the front. A large airing cupboard also provides additional storage and doors open to four well-proportioned double bedrooms, with the primary benefiting from an en-suite shower room. The remaining bedrooms are served by the superbly appointed four-piece family bathroom featuring WC, wash basin over vanity, bath and separate shower cubicle.

OUTSIDE:

Plot 1 enjoys ample off-road parking provisions, with a generous sweeping driveway leading from the front elevation, toward the large double garage at the side. This features an electronically operated sectional roller door, electric vehicle charging point and ample space for two vehicles and a range of storage solutions or potential workshop space. With a total plot of just under half an acre, gardens wrap around the side and rear of the

property, offering various landscaped areas to appeal to a wide range of requirements, including a lawn for recreation and relaxation, a large secluded terrace for entertaining and a small copse with a variety of mature trees, ensuring natural habitat and wildlife has remained on site.

KEY SPECIFICATION:

- * Traditional construction presenting local hand dressed Blue Lias stone elevations complimented by rendering and Cedar clad finishes beneath a clay tiled roof.
- * Underfloor heating to ground floor, radiators to first floor.
- * Unvented, pressurised hot water cylinder.
- * Aluminium windows and external doors.
- * LVT flooring to hallway, kitchen/diner and utility, vinyl to bathrooms, 80/20 wool carpet to bedrooms.
- * Attractive Oak veneer internal doors throughout.
- * Electric vehicle charging point
- * Home security system installed.
- * High speed fibre broadband

SERVICES:

Mains electric and water are connected and private drainage is via a shared on-site treatment plant. Under floor and central heating powered by an air source heat pump. FTTP broadband has been installed onsite, ensuring a fast stable connection for streaming and working from home, while outdoor mobile coverage is likely with all four major providers. Nominal yearly service charge TBC, to cover maintenance of road surfaces and the communal sewage treatment plant.

VIEWING ARRANGEMENTS:

Due to ongoing site works, all appointments must be pre-arranged via Cooper and Tanner, and accompanied by a member of our team. Please call the office and speak with a member of staff on 01458 840416.

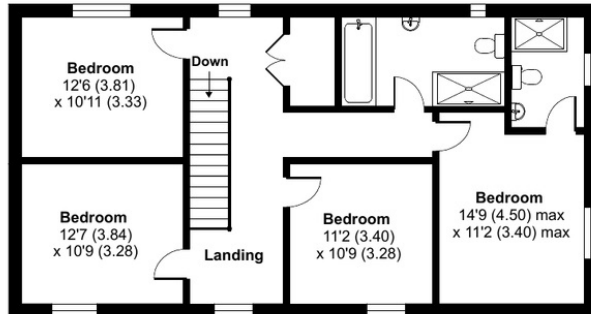




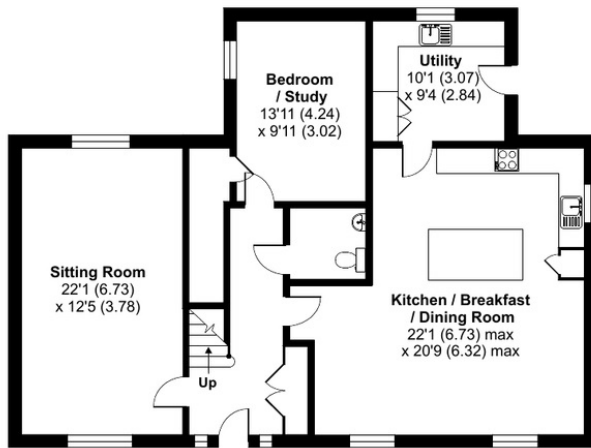
Pipers Farm, Berhill, Ashcott, TA7

Approximate Area = 2552 sq ft / 237 sq m (includes garage)

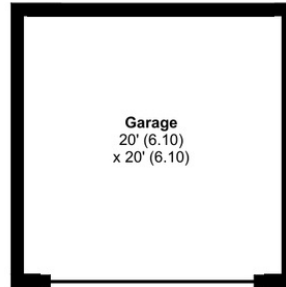
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FIRST FLOOR



GROUND FLOOR



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Cooper and Tanner. REF: 1273071

STREET OFFICE

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

