

# High Street

Ashcott, TA7 9PZ

COOPER  
AND  
TANNER



## Guide Price £535,000 Freehold

A delightful character property, tucked away discreetly at the heart of the village and comprising a genuinely spacious four-bedroom; two-reception cottage with a large garage, selection of small outbuildings, generous garden and a fully self-contained detached one-bedroom annexe.

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### MAIN ACCOMMODATION:

The property can be accessed directly from the driveway where there are two entrances at the side elevation. One opens into a lobby and into the kitchen, whilst the main formal entrance features a stable-style timber door opening to a wonderfully light and spacious reception hall with full-height ceiling and gallery-style landing. From here there is access to a cloakroom including flush WC, Belfast sink and fitted storage cupboards for coats and shoes. The impressive living room is circa 34ft in length, including the stunning Inglenook-style fireplace, which has been retained and refurbished to ensure the character and warmth of this property endures. The kitchen features a comprehensive range of hand-made and traditional-style solid wooden cabinetry to wall and base level, a wide range of work surfaces and a one and a half bowl drainer sink with mixer tap. Space is provided for a dishwasher, washing machine, Range-style oven and fridge freezer as required. Double doors lead straight through to the spacious formal dining room, pleasing buyers who both enjoy a separate dining space but connected for those who prefer open plan.

The first-floor landing has a split level and retains attractive wooden floorboards. To one end of the property is the generous master bedroom featuring a good range of fitted wardrobes and served by the adjacent family bathroom, which benefits from a white suite and neutral décor. At the other end of the property, you will find three excellent size light and airy double bedrooms, all enjoying countryside views and exposed beams. These bedrooms are served by another shower room, also featuring a white three-piece suite including fully enclosed shower cubicle.

### ANNEXE:

A fully self-contained detached annexe, in keeping with the character of the main dwelling, adding superb flexibility that could suit a multitude of living situations. There is obvious potential for multi-generational living arrangements or even a potential holiday let/letting income. The front door opens directly into the utility room which features a range of fitted wall and base level cabinetry with drainer sink and mixer tap. There is also access to the central heating boiler here, which serves the heating to the annexe separately. The reception room enjoys an abundance of natural light through dual-aspect windows and a staircase rises to the first-floor landing, leading to a generous double bedroom enjoying countryside views from the dual aspect. The fully equipped bathroom features a bath with shower over, wash basin upon vanity unit and flush WC.

### OUTSIDE:

The entrance to the property is enclosed by timber double gates which open to a substantial driveway providing off-road parking for six to seven vehicles comfortably. The main access points to both the principle dwelling and the annexe are from this driveway, which also forms a courtyard garden bordered by well-stocked flower beds and a patio providing a lovely spot for a morning coffee or an evening tipple. To the far corner of the driveway, you will find a larger than average single garage with a remote controlled up and over door and a separate former stable which is now used as a garden store. A pathway continues around the side of the annexe and the back of the main property, past a log store and further storage shed towards a most unexpected and generous secret garden, comprising lawns with mature shrub borders and a variety of trees affording privacy. This area provides an abundance of recreation space for families or potential for keen gardeners. Plot size in total stands at just under 1/4 acre.

### SERVICES:

Mains gas, electric, water and drainage are connected, and gas central heating is installed. Thermal solar panels fitted to main dwelling photovoltaic panels fitted to the annexe. The house and annexe are independently rated for council tax band E and band B respectively, both under Sedgemoor District Council.

### LOCATION:

The popular Polden village of Ashcott enjoys local amenities including two pubs, a well-regarded school, playing fields/park and good transport communications. Wildlife conservation areas and countryside walks are founding within just a few miles. The nearby town of Street (c.4miles) offers great sporting and recreational facilities including both indoor and outdoor swimming pools, Strode Theatre and the famous Clarks Shopping Village. Here you'll find good schooling at all levels, including the renowned Millfield Senior School and Crispin School. The Cathedral City of Wells is some nine miles distant and the nearest M5 motorway interchange at Puriton (J23), is some seven miles. Bristol, Bath, Taunton and Exeter are each within one hours drive.

### 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).





# High Street, Ashcott, Bridgwater, TA7

Approximate Area = 2197 sq ft / 204 sq m (includes garage & excludes void)

Outbuilding = 141 sq ft / 13 sq m

Annexe = 670 sq ft / 62 sq m

Total = 3008 sq ft / 279 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 2022. Produced for Cooper and Tanner. REF: 911168

## STREET OFFICE

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