





Guide Price £800,000

To View:

Holland & Odam
3 Farm Road, Street, Somerset

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street@hollandandodam.co.uk



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Energy
Rating C

Council Tax Band
C

Services

Gas Central Heating, Mains
Electric, Water and Drainage

Local Authority

Sedgemoor District Council
0300 30385588
sedgemoor.gov.uk

Tenure

Freehold



Directions

From Street proceed west on the A39 towards the M5 and Bridgwater. After the village of Walton at The Pipers Inn Junction turn left onto the A361. Proceed along this road into Pedwell, passing the Nythe Road turning on your left. Just a little further along, you will see a turning for Western Farm on your right. Turn here and proceed straight on into the large car park. Bear around to the right and head between the office block and industrial units. You should find The Cider Barn, almost immediately in front of you.

Description

A wonderful galleried reception hall gives access to all ground floor rooms and has a fine oak staircase ascending to the first floor, also having concealed cupboard and white suite cloakroom built under. The entire ground floor benefits from underfloor heating and oak panelled doors lead off to the principal rooms. The kitchen/family room is a particular focal point of the property, affording ample space for a family table and having doors opening onto the rear walled courtyard, making for a superb entertaining space. The kitchen area has exposed beams with inset spotlights and has been fitted with a bespoke range of units, including peninsula unit, all with granite work surfaces over and incorporating fitted appliances and four oven AGA. The sitting room is spacious and enjoys a dual aspect with patio doors opening to both courtyard gardens. The central feature is an attractive brick fireplace with living flame gas fired stove. A most impressive high vaulted ceiling galleried landing boasts exposed wall timbers matching heavy oak doors leading off to all rooms. The master bedrooms is particularly light and spacious with full width windows to each end of the room. All further bedrooms are considered well proportioned double rooms with the rear bedroom having bespoke fitted oak wardrobes and stairs rising to a mezzanine landing. A centrally located family bathroom has been stylishly appointed with a contemporary white suite, comprising both roll top bath and separate walk in shower enclosure. Further to the main house accommodation, there is a further separate studio unit behind the property, currently utilised as a home gym/playroom but affording superb annexe potential with a separate kitchen/utility room and its own heating/electric supply.

Location

The property is situated in the hamlet of Pedwell set back from the A361. Village amenities can be found at Ashcott with a primary school, Parish Church, Post Office/General Store and three local Inns. Street is approximately 4 miles and offers a comprehensive range of shopping, sporting and recreational facilities including both indoor and open air swimming pools and Strode Theatre. The county town of Taunton is approximately 22 miles whilst the nearest M5 motorway interchange at Dunball, Bridgwater is approximately 13 miles.





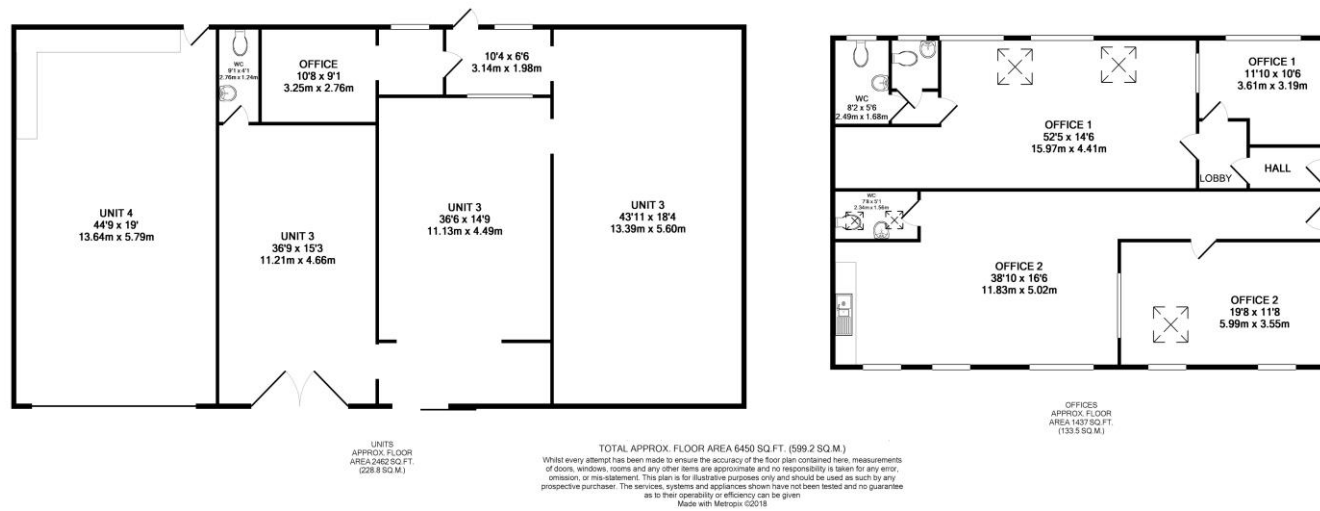
The Cider Barn has a particularly large area for parking, suitable for many vehicles and providing access to two double garages, complete with power, lighting and two double up and over doors to the front. A high stone wall with heavy wooden door opens into a secluded courtyard. This has been attractively terraced to take advantage of the sun throughout the majority of the day. Steps lead up to an open fronted porch retained by an oak frame and posts. The rear garden, similar to the front, has been created with easy maintenance in mind, having large paved patio areas interspersed with feature shrub beds and a stone seat.

Adjoining the property there are two paddocks totalling approximately 4.15 acres and taking gated access directly from the parking area. The immediate adjacent paddock enjoys the benefit of a mains water trough.

There are two blocks of units at Western Farm, Block A and B are office blocks currently occupied by local businesses. Please speak to the agent regarding income potential. Each office unit features a kitchenette and cloakroom.

Across the yard are two large workshops constructed with steel cladding over a steel frame, set upon a concrete base. The buildings measure approximately 47' 7" x 44' 0" (14.49m x 13.40m) and 44' 3" x 18' 4" (13.48m x 5.58m). Both are currently occupied but the smaller of the two is utilised by the vendor. All leases and contractual obligations for each of the occupied units can be made available upon request. Finally the units afford extensive hard standing and parking space, making it easier for large vehicles to access/navigate etc. There is also further potential (subject to satisfying the necessary planning authorities) to increase the number of industrial units.





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