



Pedwell Hill, Ashcott TA7 9BD

£650,000 Freehold

COOPER  
AND  
TANNER





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 5  3  3  0.5 acres EPC C

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## Description

Hill Farmhouse is a beautifully restored farmhouse which was renovated in 2016 meaning it combines stunning character features along with a superb modern finish. The property is accessed through double wooden gates which lead on to a large gravelled parking area providing off-road parking for up to ten vehicles. A low level wall spans the front and side elevation of the house with steps leading down to the front door which opens in to a spacious entrance hall with stairs rising to the first floor with storage cupboard beneath and doors opening to all ground floor accommodation. All of the ground floor accommodation benefits from oak veneer flooring with under floor heating and individual thermostats in each room. The ground floor comprises a spacious study with front facing window, cloakroom with ample space and hanging for coats and shoes and a door leading in to a WC featuring low level flush WC and wash hand basin. The large living room features rear facing window and a brick built fireplace with inset log burner which is a stunning focal point within this room. A second reception room features rear facing window, door out on to the rear courtyard and log burner upon stone hearth. The impressive open plan kitchen/diner is the real heart of the property and enjoys a triple aspect with doors opening to the

front, side and rear elevations and tiled flooring. Ample space is available for a good sized dining table and chairs and accompanying furniture whilst the kitchen itself comprises matching wall and base units and central island with work surfaces and tiled splash backs over, sink with mixer tap, gas hob with cooker hood over, high level oven with built-in microwave and integrated dishwasher. The utility room has matching wall and base units with work surfaces, drainer sink, hot water cylinder, central heating boiler, cupboard housing the electric fuses and space and plumbing is available for a washing machine.

To the first floor the master bedroom is a spacious light and airy bedroom enjoying a dual aspect and featuring dressing area with built-in wardrobes and en-suite comprising heated towel rail, low level flush WC, wash hand basin and shower cubicle. The second double bedroom also features an en-suite with heated towel rail, low level flush WC, wash hand basin and large shower cubicle. Bedrooms three and four are two further good sized double bedrooms, both with rear facing windows and the fifth bedroom is a spacious single.

















## Outside

Large double gates from the road lead onto the large gravel parking area which spans the front elevation and provides parking for at least ten cars. A low level wall then runs between the property and the parking giving access to the front door and the door to the kitchen-diner. This wall then encloses a patio area which can be accessed from the double doors leading out from the kitchen-diner, which creates a fantastic entertaining space. A gap from here leads up some steps on to the good size garden which is laid to lawn and features a central bedding area which is laid to trees and shrubs, the garden is enclosed by a mixture of fencing and hedgerow. To the rear of the property a door from the reception room gives access to a gravelled courtyard which is bordered by shrubs and has stepping stones leading from an iron gate giving pedestrian access from the road to the rear of the courtyard which joins the rest of the garden.

The property is located within just a few minutes' drive of the popular village of Ashcott which has facilities including a shop and post office, butcher,

pubs, a school and good transport communications. The nearby town of Street offers good sporting and recreational facilities including both indoor and outdoor swimming pools, Strode Theatre and the famous Clarks Shopping Village. There is good schooling at all levels within the town 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, is some seven miles. Bristol, Bath, Taunton and Exeter are each within one hours drive. Castle Cary (approximately 20 minute drive) provides direct rail access to London Paddington.

Viewing is strictly via Cooper and Tanner on 01458 840416. If arriving early please wait to be greeted by a member of our team.



### Local Information Ashcott

**Local Council:** Sedgemoor District Council

**Council Tax Band:** D

**Heating:** Gas Central Heating

**Services:** Mains gas, electric, water and drainage.

**Tenure:** Freehold



#### Motorway Links

- M5



#### Train Links

- Castle Cary
- Bridgwater



#### Nearest Schools

- Ashcott Primary School
- Millfield School



**STREET OFFICE**  
 telephone 01458 840416  
 58a High Street, Street, Somerset BA16 0EQ  
[street@coopertanner.co.uk](mailto:street@coopertanner.co.uk)

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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. All room measurements are maximum dimensions.

Approximate gross internal floor area - 231.4 m<sup>2</sup> / 2,491 ft<sup>2</sup>

